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DEC 11 2019

CARSON CITY
PLANNING DIVISION

December 10, 2019

Dear Community Development and Carson City Planning Commissioners:

First, I'd like to introduce myself as an involved community member and native Carson City resident with roots back to my many great-grandfather John B. Mankins who is the namesake for the Silver Oak Park. I do not personally live right next to the proposed Andersen Ranch Development; however, I do live in the area and have been deeply involved in the planning of the Andersen Ranch since the Vintage PUD proposal. My main concern is to preserve Carson City to have family friendly, charming, old fashioned neighborhoods that encourage community. I was very glad when I learned the Vintage project was no longer going to be built.

Although I am glad to see that the new proposal from the Christy Corporation is planning to build single-family homes in a neighborhood setting, there are still a few concerns I would like to voice in hopes that the city and the developers will listen to community input and make needed changes. I have to say I am very frustrated with the timing of this application and city planning meeting scheduled for Dec. 17- the busiest Holiday time of the year. The first I heard that a new proposal was submitted was mid-November, and I have since attended every meeting along with gathering as much information as possible. I spoke to the lady representative of the Andersen family at one of the recent meetings, and she informed me that the Christy Corp had been working back and forth with the city to get a solid proposal since February. What? And this is the first the community has learned of it? This is disheartening and feels a little purposeful to have it come to the city planning meeting at the closest meeting date to Christmas. This is shocking, especially since the developer's representatives were part of the Vintage proposal and knew first hand how controversial and difficult the development of this land is. I can't help but feel the community has been left out until the last minute, and coincidentally (??) it happens to be one week before Christmas. In my opinion, community input has been minimized because of this timing. I think rushing this through is an injustice.

Second, I still have overall concerns with some details of the development of this land. Of course, I believe most people would love to see this land preserved, but at this point, we have not been able to make an agreement with the Andersen family. Additionally, I do believe this land has a few overshadowing challenges that should be addressed such as trails connectivity, drainage, a safe off-street walking/biking path on the west side along Ormsby Blvd. near the blind curve, etc. Some of these issues have been addressed, but others still need to be added to the developer's requirements. In addition to these concerns, my biggest objection is the lot sizes proposed in Christy Corp's application.

Studying the Christy Corp's proposal, I can't help but compare the new plan with the established 12000 SF and 6000 SF zoning. My calculations show that originally 84% of the proposed 48.2 acre area is currently zoned for 12000 SF (146 lots) and 16% are 6000 SF (56 lots); however, in the new proposal, quantities of small lot sizes dominate: (134 lot) at 5000 sqft min. and (69 lots) at 7700 sqft min. In their design, there are actually only **3 total lots** above 10,000 sqft. Here is a tabulation of their proposed lot sizes from their application.

Lot SqFt	Qty
<5000	6
5000	119
5001-5200	2
5900-6000	4
6100-6800	3
7000-7600	2
7700	40
7701-8000	4
8100-8300	5
8500-8800	8
9400-9900	7
10700-10900	2
14930	1
<hr/>	
Total:	203

Christy Corp has informed me they are going to shift lot lines to ensure no lots will be less than 5000 sq ft.

During the Vintage project, I had researched city parcel maps, and the smallest lot I could find in the entire neighboring area was 7300 sqft. The appearance of "hiding" the undesirable lots of 5000 sqft in the middle of the project is a telltale sign. This is not an equitable and consistent neighborhood, nor does it match the existing neighborhoods' lots and established zoning. Cramming fairly large homes (2000-3000 sqft we are told) on 50 foot wide lots is definitely going to feel very dense, especially since many of these are slated to be 2-story homes. Christy's own drawing shows a typical lot would have side yard set backs of 5 ft. That is measured to the foundation I believe, not the roof overhang. Most house eaves are about 2 ft which makes the roofs about 6 ft apart. A person could practically jump from roof to roof, not to mention, fire spreading, blocking almost all views, and lowering property values. The overall esthetics of the neighborhood would be severely diminished.

I understand "clustering homes" in new developments allow for larger amounts of open space and tend to be the new desired way to build. I agree with this concept similar to Longview Estates; however, I don't agree when the interior lots become ridiculously small and all of the lots are severely reduced from existing zoning. The developer should have to absorb some of this area to accommodate for the land's unique needed open space for retention basins, pathway connectivity, streets, etc. This needed space should not be passed on to us to the detriment of lot sizes, the community, and neighboring residents. Just because it has been allowed in the past isn't a good enough reason to continue to allow it. There are many examples in Carson of planning practices that were previously allowed, but it has been decided to change to new and better ideas for our community. Let's enhance this priceless piece of land to be a gem in our neighborhoods.

Thank you for your time and consideration,

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

From: beauregard kl <honeyeyes95010@yahoo.com>
To: planning@carsoncity.org <planning@carsoncity.org>
Sent: Tuesday, December 10, 2019, 11:28:09 AM PST
Subject: anderson project

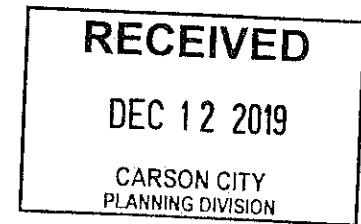
Dear board,

How will this project benefit the community?

1. There was meeting last month about over crowding of the middle school ,some class sizes are 37 students to one teacher.
2. We were in a drought from 2002-2017, All the money in the world is not going to make it rain or snow.so where is the water going to come from to supply this project if there is a drought again?
3. The average wage for Carson city is \$10.00-19.00 an hour. please tell me how the residence can afford to buy a house in this development..
4. Traffic survey was conducted the last week of school ,when attendance is lower, also there is construction on Washington and drivers are using alternative routes, there is a bottle neck of traffic at the corner of Washington and ,North Richmond under normal circumstances ..going to work and going to the middle school.
Please consider keeping North Richmond closed to through traffic and install an emergency fire gate.
5. What's the hurry about this project???? This city ,the Capital of Nevada is one of the prettiest places to live, please keep our open space or give us sometime to fund raise and grand writing to try and purchase this land.

I know hard you all work,
thank you, for taking the time to read this letter of concern.

Kathy Beauregard



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DEC 11 2019

CARSON CITY
PLANNING DIVISION

Subject:Anderson Ranch Housing Proposal
Date:Tue, 10 Dec 2019 15:54:53 -0800
From:ryan nylander <ryboj@san.rr.com>
To:planning@carsoncity.org
CC:'Tara R Avila' <taraavila@sbcglobal.net>, ryan.nylander@gmail.com

Dear Board of Supervisors and Carson City Planning Commission (responsible for the Anderson Ranch Property future):

To quickly introduce ourselves, my name is Ryan Nylander, along with my Wife Tara, and we've lived @ 904 Lexington Ave for just over a month now, after having bought into gorgeous West Carson. We could have moved nearly anywhere in the US with a major airport nearby, and after careful consideration over a two-year period, we made the decision to invest in West Carson and appreciate what so many others do. We could list that off, however we're certain you know what these attributes and characteristics are. It's hard to have so many fine features all in one small general locality, yet Carson does!

While others have lived here for generations and never left (this place is amazing, why would you), which describes many of my fine neighbors, along with some who are relatively new to the area, we're all the same, in that we want to continue to emphasize and preserve the reason West Carson is West Carson and that it shouldn't be heavily modified from its existing character and then lack the congruence to suit the surrounding areas, just to fill the coffers of the investment and development firms who are drooling to build this out to the absolute fullest extent possible, well beyond what's truly acceptable. So, here we are, we are new, but we can certainly appreciate why these residents of this community are extremely concerned over the future of any larger like developments within the community, especially those with direct impact from every perspective and consideration, meaning those who physically border this long-standing Ranch property that a family now wants to cash in on.

Like some places in the US, there are housing shortages, no mis-understanding there. Yet, without careful planning and consideration to all variables both now and later, there is no mistake about it, these are serious decisions that have long standing implications and impacts, so as you listen and meditate carefully to those voicing their concerns and opinions, it's best to see the value in many of these voices, as they are those that made West Carson the great place that it is, yes?

With that, for the very purpose of your existence in your compensations and principled positions, this is your only concern just as it is ours, especially for any on this Commission or Board whom live in these same areas too, and want to see the best possible balance, even if that means LESS, and doesn't totally suit an investor or developer to their satisfaction. It's not worth the sacrifice.

Here are some concerns, as others have plainly stated and will do our best to voice and represent the facts here:

Traffic: The first few nights I slept here after purchasing 904 Lexington, I can honestly say there was one night where NO cars came down the road, again, you heard right, NONE. At our previous address, I lived high up on a mountain, on a private dead-end street with only 3 neighbors. This is all roughly the same amount of traffic as we had there, another reason we loved this street when buying on Lexington. At most here on Lexington, we would have 1-3 cars go by from later evening through the following morning. Day traffic consists mostly of FedEx, Amazon, and UPS drivers to be honest with a few neighbors coming and going, very few. Needless to say, there are VERY few cars traveling down this road. Opening this road up to any housing division will vastly change that, even if there have been mention from the planning side of things to try and entice drivers within the housing division to somehow route elsewhere to main exits instead (maybe the West and East), not on Lexington and other sensitive side streets. Contrary to what others might believe, not all of my neighbors are up in age. We have a number of children who play outside and on the street, and one right there where the entrance to the division would be. If this street went through on Lexington, it's safe to say (no pun intended), the kids would not be allowed to play on the street anymore in that area. Second, being a longer straight street, there would be some heavier acceleration and speeding too, which is not being accounted for I'm sure, other than just basic traffic flow estimated calculations, which I heard were not done during proper times of day and season, therefore inaccurate and inadmissible to the current understanding. This should all be re-calculated, especially on any potential street that would be opened to this division. Reduce the need to open up these special and quiet side streets to this division, it will forever change the noise and disruption, let alone safety around us on Lexington.

Density: To be fully blunt, the amount of homes proposed to be built in this division does not in any way belong. The high % density is not compatible with West Carson. This amount of homes should have never even been proposed to begin with. Now, if this was a development in an area with no or very few surrounding homes and in a new development and open space on the edges of town, sure, it could be possible. However, this is square in the center of West Carson really. In today's age, most new homes are not bought by single or married with no kid families. Most new homes are purchased by couples with children and multiple family generations at times. There is nothing wrong with that. However, this just means there is a higher number of people living under one roof. More people, more cars, more traffic, more needs within the community, more everything, including crime, as there's simply just more people and some % of people do commit crime and that crime will spill directly onto our properties and community. Suggestion, fewer homes. Use larger lots instead, and people who want to be in West Carson will pay the premium for the larger lot, and that might attract a different buyer set too, so you have all kinds of interested parties who want to live in this new division that one day will be there.

Fire concerns: We moved from an area where fire was nearly always a concern, living in an actual fire zone and paying a hefty insurance premium because of it. Another factor in moving to Carson, was to move away from the constant looming threat of fire. With the proposed density of homes and close proximity to each other, and to the already existing neighboring

community homes, this risk will go up significantly, yes? Without the proper density and spacing, fire dangers increase and this is unacceptable. Hopefully this has been carefully studied and given proper attention, since again, the proposed density appears too insensitive to fire dangers.

Parking: As said earlier in the paragraph outlining density, the proposed number of houses with without a doubt have a substantial increase in street parking, and other parking lots in the immediate areas that service West Carson. If you haven't already noticed, many parking lots are nearly full during the business day and even early evening hours, meaning, when visiting your local eatery, store, etc, you'll just be parking even further away, or possibly even on the street outside the establishment. Not just that, but the parking in the division will be heavy. Many today do not use their garages for parking, they park in the driveways and street. Not to mention, those with friends and other family members visiting and those with homes having a number of people living in the same house, means more and more cars that need to be parked, let alone driven, of course.

Water: There isn't plenty of water, we all know this. Even next to the Sierras. The water bills are tolerable now, but if further dry years or any drought creep in, our rates will go up, and that's because we're now trying to supply all these homes, a lot more homes than really what should be there.

AirB-N-B variable: Another thing in new divisions, AirBNB rentals, for the entire property or special sections of the home. This is common now-a-days. Needless to say, no one has ever wanted an AirBNB in their "backyard" so to speak. Privacy is reduced. Property incidents raise. Noise pollution and more traffic. So, again, there is already an "expected" amount of traffic with the purchase and dwelling of a home. What about all the potential AirBNB traffic too that a density of that many homes could produce? Definitely not ok. Again, another reason density of homes has to be in check and really in line with what West Carson is already like. The more Carson becomes an attractive place to live, the more odds are that people will end up renting these homes out a profit and again, reducing the pride of ownership and quality of life around Carson. This is likely unavoidable, yet, with reduced density and larger lots and open spaces, the likelihood of this diminishes by some % then what it would be with high density, lower priced lots.

Storm runoff: Now, having seen a disclosure report on the property we're living in now, at one time, the Goni ranch just behind us, beside the Anderson Ranch, had flooded at one point, since their drainage was blocked, thus flooding out some of the undercarriage of our home, which had to be remediated obviously. Now, with urban planning in a relatively flat area, flooding sensitivities should be closely examined and it's understand this has been studied. Again, higher density areas, that are devoid of earth, have a much higher probability of flooding if not all steps

are taken to design and engineer proper runoff from within and surrounding the division, otherwise, neighboring properties like ours, will suffer and have greater risk of flooding. We don't need this. Again, these surveys and studies should be updated and reflective in the design proposals with no need for any concern, meaning all aspects are cared for and built into the project.

Medical Care: Now, from what I understand, there is already a small shortage of medical availability in the area. I know, when I first moved here, I tried to sign up for a primary doctor here in West Carson at one of the more well-known organizations, and the entire facility wasn't even accepting new patients. Wow. Needless to say, if there is any truth to this, more homes will only exacerbate this and should be carefully studied. The aging population will only increase these needs, again, nothing new, but apparently there is already a need for more capacity here.

Schools: Can't speak too much to this, since my knowledge here is limited, but from what I understand, the school system is near peak, with some room for growth, but very little. So, again, the amount of density will not be tolerated with the given school capacity. This just won't work from what I've been told and understand. Not sure how this will be addressed. School might make more overall with more student populations from the state and Fed government, but from a teacher to student ratio and quality of education, well, it goes downhill from there, doesn't it? Plus, teachers stretched thin, it's no good for anyone. Not just that, but the parking and traffic at peak times will be awful, so quality of life and safety during such times will be drastically impacted. It will far outpace the capacity of Carson.

Character and charm of West Carson: The proposal simply doesn't meet up with West Carson's unique charm and warmth. Last we checked; this isn't Reno! Carson isn't trying to compete with cramming as many houses into their last large plots of land, or are we? Even if they do Craftsmen and Ranch style homes, the proposed density and smaller lots of majority, by default will in a sense void Carson of this charm to some degree, no matter if we like it or not. The mentality around Carson is keep Carson Carson. In some ways, this can't happen and there will have to be some sacrifice here. But keep the negative impact to a minimum and artfully engineer it so that it can still maintain that high value West Carson is known for and for many of the reason we moved here. There should be given further thought to having larger lots and less homes, with roughly the square footage overall of the homes themselves, so we don't drive up more cars and family sizes.

We moved here because Carson has what many other places don't. By doing a higher density housing plan, Carson will be taking one or two steps away from that and will reduce the warm and fuzzy a town like this brings. Why not take the opportunity and put the community first and not the investors and developers? Right? You live among the community, you don't live among the investors and developers. Happy community equals a lot less issues and problems. Set this up right and be rewarded, by being mindful and considerate of what this town is, not how many extra homes we can crowbar in.

Thank you for your attention on this, as I only had an hour to write this, since I didn't know about these deadlines until just recently on the submission of concerns.

With kind regards, your neighbor and concerned citizen of West Carson,

Ryan & Tara Nylander

904 Lexington Ave.

Carson City, NV 89703

858.216.5885

From: Dixie Jennings-Teats <jenningsteats1@icloud.com>
Date: December 10, 2019 at 3:55:08 PM PST
To: planning@carsoncity.org
Subject: Anderson Ranch development plans

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CARSON CITY
PLANNING DIVISION

As a resident on Lexington Ave. near the Anderson Ranch, I just want to emphasize the zoning could still be built less dense than this proposed plan and more in keeping with the surrounding neighborhood. I get the sense that it is something one who drives only on Mountain by the old hospital who would in any way think this “fits” with the adjoining neighborhoods.

Why are bigger lots still in the future for the west of Ormsby and not even on the table now? Could it have anything to do with a more “influential” neighborhood? Please take our responses into consideration for, as one person put it, “less density, fewer angry villagers”.

Our street has changed, by the way, with 80 year old residents being replaced by families, and we now have children on Lexington Avenue who will be effected by the increased traffic.

A concerned resident,

Dixie Jennings-Teats
1004 Lexington Avenue

Sent from my iPhone

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CARSON CITY
PLANNING DIVISION

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

From: HOWARD INGERSOLL <footingersoll@comcast.net>
To: www.planning@carson.org
Date: December 11, 2019 at 10:20 AM
Subject: Comments for 17 Dec 2018 Public Hearing

Dear Sir or Madam,

I am the property owner at 1407 Mountain Street. I have lived at that house since approximately 1959.

I am responding to your Official Notice Of Public Hearing.

Wish the Anderson family had not decided to break up their ranch and sell, but I realize we can't have open space forever. Too bad the younger generation does not have the sense of tradition as the older generation.

I will not be able to be at the hearing, but I would like my comments to be taken into account and read into the record:

1. Please make the minimum lot size 10,000 square feet instead of 5,000 square feet. Houses on 5,000 square feet will be tiny band-boxes and lower the property values all around.
2. Make the open space along Mountain Street at least 500 feet wide so that the mountain views of existing houses are still available and not encroached.

Thank you for your attention. Please reply.

Howard J. Ingersoll
Brigadier General, USAF (Ret)

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DEC 11 2019

CARSON CITY
PLANNING DIVISION

From: Richard Long <richardlongmd@gmail.com>
Date: December 11, 2019 at 10:47:01 AM PST
To: <hsullivan@carson.org>
Cc: Richard Long <richardlongmd@gmail.com>
Subject: Andersen Ranch Zoning

This message originated outside of Carson City's email system. Use caution if this message contains attachments, links, or requests for information.

Carson City Planning Commision, 12/11/2019

I am concerned about the Anderson Ranch zoning change to be discussed at your next meeting.

I disagree with the proposed zone change to downsize the Andersen lot size. The current zoned lot size: 6,000-12,000 square feet.

Change proposal: 111 lots; size 4,410 square feet.

This proposal will change the character and complexity of the neighborhood!

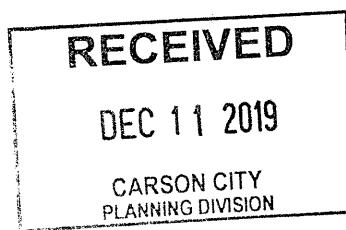
DO NOT ACCEPT THIS PROPOSAL AND KEEP THE CURRENT ZONING!

Sincerely,

Richard D Long
1819 Brush Dr
Carson City. NV, 89703

Ph. 775-882-2661

From: M Monto <mncricket@hotmail.com>
Sent: Wednesday, December 11, 2019 1:31 PM
To: planning@carsoncity.org <planning@carsoncity.org>
Subject: Andersen Ranch Estates



To Carson City Planning Board;

I am writing to express my concern around the Andersen Ranch Proposal. When I purchased my home on North Richmond Ave two years ago, I did so because it was a quiet dead-end street. It was not planned to open to through traffic according to the vintage plan.

I know things change but the amount of traffic that will be directed through our little neighborhood will make it feel more like Mountain or Division street. I did not purchase a home on a busy street for this very reason.

The Traffic studies were conducted during the last week of school when traffic would not reflect the busy time of the school year. My once quiet little street of N Richmond will become a heavy traffic street similar to Mountain or Division because it will be a direct line to the middle school. Traffic entering mountain will be impacted and the current design will push drivers to use N. Richmond more because it is a straight line to the middle school and king street. If we limit the access to N Richmond then my hope will be for drivers to use a larger road such as N. Ormsby Boulevard. That road has the double yellow line and wider for heavier traffic.

The project's is trying to create multiple access points to effectively "distribute traffic" to the roadway network and avoid concentration of new traffic at any one location. Having the middle school and a direct point through to King street will most likely create a large impact to N. Richmond. Our little residential road will become a "Minor Collector" as classified in the traffic study.

Long Street is a two-lane, east-west Minor Collector

Washington Street is a two-lane, east-west Minor Collector

N. Ormsby Boulevard is a two-lane, north-south roadway that is classified as a Minor Collector.

Mountain Street is classified as a Minor Collector

N.Richmond north-south, residential roadway.

I moved to this west side residential area because of the charm and quiet neighborhood. Please do not impact this part of town with another throughway.

Sincerely

Michelle Monto

808 N Richmond Ave.

Carson City, NV 89703