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CARSON CITY  
PLANNING DIVISION

**Hope Sullivan**

**From:** Hope Sullivan  
**Sent:** Thursday, July 23, 2020 9:55 AM  
**To:** Bob Weise  
**Cc:** Fondi Val; Adam Whatley; Jim Breeden; Metcalf Tom/Rhonda/Red; Breeden Jim/Midge; Smith Tim & Joyce; Proscape Adam Wilkin; Weise Bob & Cathy; Koch-McFarren Sandra; Darren Anderson  
**Subject:** RE: Brush Estates Architectural Committee

Mr. Weise:

Thank you and your neighbors for the note. I've included the applicant Darrin Anderson on is email.

First, I would like to review the logistics I mentioned on the phone. The planning commission will have public comment at the beginning and end of the meeting. It will not take public comment when it is considering the particular item. So, anyone who would like to make public comment should do so at the beginning of the meeting by calling in. Note that if you are watching the meeting on the internet or on tv, it is delayed an not in real time. So, do not rely on the webcast or the tv to decide when to comment. Also, anyone can provide comments to me, and I will forward them to the Commissioners.

Relative to your comments, I too was concerned about the visual impact of the improvements, particularly the visual impact of the cabinet housing the generator when viewed from Winnie. So, I included a recommended condition of approval requiring landscaping on the west side. I think if landscaping is installed on the west side and the south side and consists of evergreen trees, the comments relative to the building height (with the 3 feet to fill, overall building height will not exceed 15 feet) and the fence go away as the trees will screen both. Therefore, based on your input, I am prepared to recommend an alternative condition to the Commission being more specific relative to the trees on the west and south sides, and specifying that the trees will be on the outside of the fence so as to screen the fence and the buildings.

Thank you for letting me know the generator would be tested weekly. I was not aware of that. The applicant did submit the specification for the generator with includes the noise level (70 dBA at 23 feet). This is the equivalent of a vacuum cleaner. I think if testing is scheduled for the middle of the day when there is ambient noise, it should not be problematic. When in test mode, the generator will run 30 minutes including start up and close down time.

As I understand it, the fill is to create a flat pad based on the highest existing elevation. This is necessary to elevate the building above the drainage area. Particularly since the trees should shield the building, and because I don't want to recommend a condition that will result in the building flooding, I will not be carrying that recommendation forward.

If anyone would like to submit written comments to the Commission, please submit them by noon on Monday so that the Commission can receive them in advance of the meeting.

Thank you again for the comments.

Hope

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

From: Bob Weise <weisebob@gmail.com>  
Sent: Wednesday, July 22, 2020 9:35 AM

To: Hope Sullivan <HSullivan@carson.org>

Cc: Fondi Val <cooneyval@gmail.com>; Adam Whatley <adamwhatley@yahoo.com>; Jim Breeden <jbreedenmd@gmail.com>; Metcalf Tom/Rhonda/Red <tom@metcalfbuilders.com>; Breeden Jim/Midge <midgebreeden@gmail.com>; Smith Tim & Joyce <smithelectric@sbcglobal.net>; Proscape Adam Wilkin <adamwilkin@att.net>; Weise Bob & Cathy <weisecathy@gmail.com>; Koch-McFarren Sandra <koch-mcfarren@sbcglobal.net>

Subject: Re: Brush Estates Architectural Committee

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>> For the benefit of the addressees above, Hope Sullivan is the Planning Manager for Carson City and she will handle the processing of the Special Use Permit requested by Carson City Public Works.

Dear Ms. Sullivan,

Yesterday afternoon the following individuals met with Darrin Anderson, Carson City Public Works, to discuss the impacts of the proposed new well house. Those in attendance were:

Jim Breeden & DJ Browning - Brush Ranch Estates HOA Committee Members; Cathy Weise, owner APN Parcels 07-572-35 & 36; Tim Smith, owner APN Parcel 07-572-34; Adam Wilkin, owner of the parcel immediately across the street from the existing well house; Bob Weise, representing himself and John Serpa Jr, owner APN Parcels 07-572-10, 11, 28, 29, 30 & 31.

All of the above property owners are in agreement to request a delay in the proposed public hearing in order to resolve a number of issues discussed with Mr. Anderson.

Prior to today, we were unaware of the following:

1. The generator will operate once a week, every week of the year. We asked for the decibel output as well as the possibility of lowering the elevation of the generator to mitigate both visual and sound impacts.
2. We were informed today that the proposed building will not be constructed at existing ground level but will be placed on approximately three feet of fill which will further exacerbate the visual impact.

The existing fence is industrial grade chain link and in bad repair. Since the existing height does not provide significant security, we would like it removed or replaced with vinyl or wood fencing more appropriate to a residential atmosphere.

We ask that the proposed building be built at current grade, not elevated three feet. We would also prefer the culvert be extended beyond the proposed building to allow for more room for landscaping. We also ask that the height of the building be designed to the lowest possible height to minimize visual impact.

Lastly we ask for several large evergreen trees be planted to mitigate the visual impact to the South and West, similar to the recently planted trees at the Longview booster pump station.

The above mentioned property owners possess a wealth of professional experience as landscape contractor, electrical contractor and earth moving construction contractor, and all are willing to meet with City officials to help resolve these issues.

Thank you in advance for your consideration of delaying the public hearing. Bob Weise 742-8787.