

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 1

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, February 18, 2021 in the Community Center Robert "Bob" Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

Mayor Lori Bagwell
Supervisor Stacey Giomi, Ward 1
Supervisor Maurice White, Ward 2
Supervisor Stan Jones, Ward 3
Supervisor Lisa Schuette, Ward 4

STAFF:

Nancy Paulson, City Manager
Aubrey Rowlatt, Clerk-Recorder
Stephanie Hicks, Deputy City Manager
Dan Yu, Assistant District Attorney
Tamar Warren, Senior Public Meetings Clerk

NOTE: A recording of these proceedings, the Board's agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours. All meeting minutes and audio recordings are available for review at: <https://www.carson.org/minutes>.

1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE

(8:31:20) – Mayor Bagwell called the meeting to order at 8:31 a.m. Ms. Rowlatt called roll and a quorum was present. Airport Rd Church of Christ pastor Bruce Henderson provided the invocation. At Mayor Bagwell's request, Supervisor Giomi led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:33:30) – Mayor Bagwell announced that Consent Agenda item 9.A had been pulled and would not be heard, and that item 30.B would be heard immediately after the Consent Agenda. She also noted that the Board had received all the written public comments, entertained additional verbal comments, and requested that members of the public limit them to three minutes or indicate their agreement with a prior speaker.

(8:35:10) – Darlene Warnock introduced herself as a Southpointe subdivision resident and stated that she wanted to see that the lots in the area remain at the one-acre size. She was also informed by Mayor Bagwell that the three percent growth limit applied to the issued housing permits. Ms. Warnock expressed concern about all the other developments in the area in addition to the proposed Borda Crossing subdivision.

(8:37:16) – Alex Tanchek introduced himself as a beneficiary to the Tanchek Family Trust property and an adjacent property owner near the proposed Borda Crossing development. He also read a prepared statement that

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 2

gave background on the project and recommended that the Supervisors deny the zoning change and wished to see that the developer and the residents “come up with a reasonable agreement.”

(8:40:20) – Krista Leach noted her opposition to the encroachment of high-density neighborhoods into lower density ones and cited a Nevada Appeal article that featured similar issues in Lyon County. She was not in favor of “the concept of private open space as criteria to allow smaller lot sizes in planned unit and common open space developments.” Ms. Leach requested an opportunity to respond to the Supervisors during the Borda Crossing agenda item discussion.

(8:45:00) – Brenda Hunt introduced herself as the Watershed Program Manager with the Carson Water Subconservancy District and indicated her support of agenda items 20.A, 20.B, and 20.C which will amend Title 12 and Title 18 appendix of the Carson City Municipal Code (CCMC). She believed that the low impact development (LID) practices will improve the surface water quality by filtering pollutants before the waters reach the storm drains and the Carson River. Ms. Hunt noted that other benefits of LID practices including reduced flooding and improved air quality.

(8:47:59) – Karen Crandall introduced herself as a Muldoon Street resident and stated her objection to the Borda Crossing development and her support of the prior speakers against the project. She called the proposed development “out of place for Southeast Carson.” She cited examples of one-acre homes that had been built and sold recently.

(8:49:54) – Michael Tanck introduced himself as a Clearview Drive resident and an adjacent property owner to the proposed Borda Crossing development. He urged the Board to deny the zoning map amendment. Mr. Tanck also referenced his written comments, which are incorporated into the record, and noted that the developers had not listened to the residents and cited the recreational uses of the street. He noted that he had received a letter from the Nevada Division of Environmental Protection’s (NDEP’s) Vulnerability Assessment Department stating that “I really should be concerned about the hazardous conditions of putting a detention basin on the Corner of Silver Sage and Center (Drives) would pose to my well.”

(8:59:03) – Connie Creech introduced herself as a Center Drive resident and concurred with the previous callers’ objections to the Borda Crossing project and their concerns “about the quality of life and how it equates to all of our recreation and how we live in the southeast rural area.” Ms. Creech was also “concerned about my well” and recommended looking into split zoning, similar to the Southpointe development.

(9:02:12) – Mayor Bagwell thanked the callers for their comments and noted that they would be addressed during the respective agenda items.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – JANUARY 21, 2021

(9:02:27) – Mayor Bagwell introduced the item and entertained comments or corrections.

(9:02:41) – Supervisor Giomi moved to approve the January 21, 2021 meeting minutes with a title correction in item 26. The motion was seconded by Supervisor Jones and carried 5-0-0.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 3

CONSENT AGENDA

(9:03:27) – Mayor Bagwell introduced the item and reminded everyone that item 9.A will be tabled to a future meeting. She also entertained a motion.

(9:03:46) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 7.A, 8.A, 10.A, 11.A, and 12.A and 13.A. Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVED:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

7. CITY MANAGER

7.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION ON RATIFYING THE APPROVAL OF BILLS AND OTHER REQUESTS FOR PAYMENTS BY THE CITY MANAGER FOR THE PERIOD OF JANUARY 9, 2021 THROUGH FEBRUARY 5, 2021.

8. CLERK-RECORDER

8.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ANNUAL TECHNOLOGY FUND REPORT REQUIRED TO BE SUBMITTED PURSUANT TO NRS 247.306, CONTAINING THE ESTIMATED PROCEEDS COLLECTED BY THE CARSON CITY CLERK-RECORDER IN FISCAL YEAR ("FY") 2021 AND A PROPOSAL FOR THE EXPENDITURES OF THOSE PROCEEDS.

9. COMMUNITY DEVELOPMENT

9.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A HISTORICAL TAX DEFERMENT ON PROPERTY LOCATED WITHIN THE HISTORIC DISTRICT AND ZONED RESIDENTIAL OFFICE, LOCATED AT 408 WEST ROBINSON, APN 003-236-01.

This item will be continued at a later date.

10. FINANCE

10.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 4

RECEIPTS AND EXPENDITURES THROUGH FEBRUARY 5, 2021, PER NRS 251.030 AND NRS 354.290.

11. PURCHASING AND CONTRACTS

11.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AMENDMENT NO. 3 TO CONTRACT NO. 1718-127 FOR FEDERAL LOBBYING SERVICES WITH PORTER GROUP, LLC, TO EXTEND THE CONTRACT TERM FOR AN ADDITIONAL YEAR THROUGH FEBRUARY 20, 2022 AND FOR A NOT TO EXCEED ADDITIONAL AMOUNT OF \$49,800.

12. SHERIFF

12.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INTERLOCAL AGREEMENT BETWEEN CARSON CITY AND DOUGLAS COUNTY, TO PASS \$46,000 IN GRANT FUNDS FROM THE DEPARTMENT OF JUSTICE, 2020 EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM, TO DOUGLAS COUNTY FOR THE TRINET NARCOTICS TASK FORCE.

13. TREASURER

13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE TREASURER'S MONTHLY STATEMENT OF ALL MONEY ON DEPOSIT, OUTSTANDING CHECKS AND CASH ON HAND FOR JANUARY 2021, SUBMITTED PER NEVADA REVISED STATUTE ("NRS") 354.280.

(END OF CONSENT AGENDA)

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

14. ITEM(S) PULLED FROM THE CONSENT AGENDA WILL BE HEARD AT THIS TIME.

No items were pulled from the consent agenda.

15. Community Development

15.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE HISTORIC RESOURCES COMMISSION ANNUAL REPORT FOR 2020.

(9:17:04) – Mayor Bagwell introduced the item. Planning Manager Hope Sullivan gave background and presented the 2020 Historic Resources Commission Annual Report which is incorporated into the record. Mayor Bagwell entertained a motion.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 5

(9:19:37) – Supervisor Schuette moved to accept the Annual Report. Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Schuette
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

16. SHERIFF

16.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED ACCEPTANCE OF A GRANT FROM THE NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, OFF-HIGHWAY VEHICLES PROGRAM ("STATE"), TO FUND DEVELOPMENT OF AN OFF-HIGHWAY VEHICLE PROGRAM BY THE CARSON CITY SHERIFF'S OFFICE ("CCSO") FOR THE PERIOD OF JANUARY 1, 2021 THROUGH DECEMBER 31, 2021 IN THE AMOUNT OF \$61,453, AND WHETHER TO APPROVE A PROJECT FUNDING AGREEMENT BETWEEN THE STATE AND CCSO MEMORIALIZING THE ISSUANCE AND ACCEPTANCE OF THE GRANT AWARD.

(9:20:11) – Mayor Bagwell introduced the item. Carson City Sheriff Ken Furlong introduced himself and Traffic Management Unit Supervisor Sergeant Mike Cullen. Mayor Bagwell clarified for the record that the Nevada Environmental Protection Agency Section 106 clearance had been received for question 6 of the grant application. She also entertained questions or comments regarding the Staff Report, incorporated into the record, and when none were forthcoming, a motion.

(9:22:57) – Supervisor White moved to authorize acceptance of the grant and approve the project funding agreement as presented. Supervisor Giomi seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Giomi
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

17. CITY MANAGER

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 6

17.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF SIX MEMBERS TO THE CARSON CITY CULTURAL COMMISSION, THREE MEMBERS FOR TERMS THAT WILL EXPIRE IN JANUARY 2022, TWO MEMBERS FOR TERMS THAT WILL EXPIRE IN JANUARY 2023, AND ONE MEMBER FOR A TERM THAT WILL EXPIRE IN JANUARY 2024.

(9:23:14) – Mayor Bagwell introduced the item and received confirmation that applicant Guadalupe Ramirez had declined and applicant Aprilina Faave was not present. She also noted that since four of the applicants were reappointments, only the two new applicants would be interviewed. The Board interviewed the two new applicants Amy Clemens and Sierra Scott who responded to the Board’s questions, after which the Supervisors discussed the appointment timeframes. Supervisor Giomi recommended appointing current chair Barbara D’Anneo to the term ending in 2024, Christopher Leyva and Karen Abowd to the term ending in 2023, and appointing Elinor Bugli, Amy Clemens, and Sierra Scott to the term ending in 2022. There were no objections.

(9:45:16) – Supervisor Giomi moved to appoint Elinor Bugli, Sierra Scott, and Amy Clemens each for a term that expires in January 2022. He also moved to appoint Karen Abowd and Christopher Leyva each for a term that expires in January 2023, and to appoint Barbara D’Anneo for a term that expires in January 2024. The motion was seconded by Supervisor Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(9:45:53) – Mayor Bagwell thanked the incumbent applicants, who were not interviewed, for their service to the community. Supervisor Schuette thanked Mr. Leyva for indicating on his application that he intended “to bring the young perspective” to the Cultural Commission.

17.B FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION REGARDING THE TRANSIENT LODGING TAX, INCLUDING CONTINUATION OF THE 1% TRANSIENT LODGING TAX ("TAX") DEDICATED TO THE ARTS AND CULTURE PROGRAM CURRENTLY ADMINISTERED BY THE CARSON CITY CULTURE AND TOURISM AUTHORITY ("CTA").

(9:46:48) – Mayor Bagwell introduced the item. Ms. Paulson gave background and presented the Staff Report which is incorporated into the record. She noted that the one percent transient lodging tax to be used primarily for the implementation of the Carson City Arts & Cultural Master Plan and development of a Cultural Tourism Campaign expires by limitation on June 1, 2021. Ms. Paulson explained that on February 8, 2021 the Carson City Culture and Tourism Authority (CTA) had approved a recommendation to the Board of Supervisors to approve an ordinance continuing the tax by a vote of 4-0 (1 vacancy), which had been supported by the majority of the lodging properties. She noted that the next step was to bring an ordinance to the Board to approve the

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 7

removal of the tax expiration date, the first reading of which would take place on March 4, 2021. Mayor Bagwell stated that the reason for the initial sunset date was to obtain feedback that [the tax] has helped them and that "it's the right thing to do," and she was pleased that only one property had opposed the removal of the sunset date.

(9:51:01) – Supervisor Giomi indicated that the CTA had committed to be transparent to the lodging properties regarding the uses of the tax by providing a report three times per year. He added that the CTA would provide an annual report to the Board of Supervisors as well. Supervisor White was in support of the tax and the removal of the sunset date. Supervisor Jones thanked the CTA and was informed that the removal of the sunset date would be permanent. This item was not agendized for action.

18. PURCHASING AND CONTRACTS

18.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE AUTHORITY FOR ROOFING MATERIALS UTILIZING JOINDER CONTRACT NO. PW1925, FROM RACINE COUNTY, WISCONSIN, THROUGH OMNIA PARTNERS, WITH GARLAND/DBS, INC., FOR A TOTAL NOT TO EXCEED AMOUNT OF \$165,947.57, AND A DETERMINATION THAT CTR ROOFING LTD. IS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER PURSUANT TO NRS CHAPTER 338 AND WHETHER TO AWARD CONTRACT NO. 20300255, LIBRARY ROOFING PROJECT, TO CTR ROOFING LTD. FOR A TOTAL NOT TO EXCEED AMOUNT OF \$137,500.

(9:54:47) – Mayor Bagwell introduced the item and entertained comments or questions and when none were forthcoming, a motion.

(9:55:17) – Supervisor Giomi moved to approve the purchase authority and award the contract as presented. The motion was seconded by Supervisor White.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

18.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PURCHASE OF FOUR VEHICLES FOR THE CARSON CITY FIRE DEPARTMENT ("CCFD"), UTILIZING THE STATE OF NEVADA'S COMPETITIVE BID LIST AND A COOPERATIVE PURCHASING AGREEMENT THROUGH HGACBUY, FOR A TOTAL NOT TO EXCEED AMOUNT OF \$391,319.29.

(9:55:37) – Mayor Bagwell introduced the item and entertained comments or questions and when none were forthcoming, a motion.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 8

(9:55:55) – Supervisor White moved to approve the purchases as presented. The motion was seconded by Supervisor Jones.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

19. FINANCE

19.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING STAFF-RECOMMENDED ASSUMPTIONS TO BE USED IN PREPARATION OF THE CARSON CITY BUDGET FOR FISCAL YEAR ("FY") 2022 (JULY 1, 2021 THROUGH JUNE 30, 2022).

(9:56:20) – Mayor Bagwell introduced the item. Chief Financial Officer Sheri Russell gave background and noted that the FY 2022 property tax rate must be set in this meeting as the State Department of Taxation required that information from all local governments by February 22, 2021. She also presented the Staff Report, including the City's FY 2022 Budget Projections, both of which are incorporated into the record, and responded to clarifying questions. Ms. Russell anticipated the official budget hearing adoption to take place during the May 20, 2021 Board meeting and noted that the final budget was due on June 1, 2021. Mayor Bagwell entertained a motion.

(10:26:38) – Supervisor Schuette moved to direct staff to use \$3.57 as the property tax rate in preparing the FY 2022 Carson City Budget. The motion was seconded by Supervisor White.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Schuette
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

20. PUBLIC WORKS

20.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A BUSINESS IMPACT STATEMENT CONCERNING A PROPOSED ORDINANCE AMENDING TITLE 12 AND TITLE 18 APPENDIX OF THE CARSON CITY MUNICIPAL CODE ("CCMC"), AND CONCERNING A PROPOSED "CARSON CITY DRAINAGE MANUAL" ("DRAINAGE MANUAL"),

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 9

WHICH TOGETHER WOULD IMPLEMENT LOW IMPACT DEVELOPMENT ("LID") STANDARDS IN CARSON CITY.

(10:27:25) – Mayor Bagwell introduced the item and entertained Board comments or questions. Supervisor White requested clarification on the Background and Analysis section of the Staff Report, specifically the statement: *All attendees of the meeting expressed a willingness to work through site specific issues...* calling it a red flag, which would imply “unresolved issues,” wishing to understand how they will be implemented. Supervisor Giomi believed that “the willingness to work together” on a specific site issue was germane to the business impact statement and recommended discussing the next two agenda items as well. Mayor Bagwell opened discussion on items 20.A, 20.B, and 20.C concurrently.

(10:31:58) – Chief Stormwater Engineer Robb Fellows provided background and explained the outreach process, noting that because every site was different, each low impact development (LID) would be handled differently. Discussion ensued, and Deputy Public Works Director Dan Stuckey ensured Supervisor White that from the engineering standpoint, “we’re going to treat everyone equally.” Supervisor Giomi noted that that the LID was a federal government requirement and believed that the Nevada Builders Alliance request to have the regulation become effective on June 1, 2021 and Staff agreed to it. Supervisor White also requested the removal of the word *social* from Section III, 12.20.020 - Declaration of purpose of the proposed bill as it was not part of the business impact statement.

1. *The board hereby determines and declares that:*

(a) It is necessary to establish stormwater and drainage management programs which protect water quality and water supply by the employment of a watershed approach that balances environmental, social, conservation and economic considerations.

(10:44:12) – Supervisor Schuette believed this discussion was appropriate because of the public’s concerns regarding agenda items 29.B and 29.C. Mayor Bagwell entertained a motion.

(10:45:16) – Supervisor White moved to approve the business impact statement as presented. The motion was seconded by Supervisor Giomi.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Giomi
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

20.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED CARSON CITY DRAINAGE MANUAL CONCERNING THE DEVELOPMENT AND IMPLEMENTATION OF BEST MANAGEMENT PRACTICES, LOW IMPACT DEVELOPMENT ("LID") PRACTICES AND CONTROL MEASURES NEEDED TO PROTECT WATER QUALITY

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 10

AND REDUCE THE DISCHARGE OF POLLUTANTS FROM THE CITY'S STORM DRAINAGE FACILITIES.

(10:45:54) – Based on the discussion during item 20.A, Mayor Bagwell entertained a motion.

(10:46:001) – Supervisor White moved to accept the drainage manual as presented. The motion was seconded by Supervisor Jones.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

20.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE AMENDING TITLE 12 AND TITLE 18 APPENDIX OF THE CARSON CITY MUNICIPAL CODE ("CCMC") TO ESTABLISH VARIOUS PROVISIONS IMPLEMENTING LOW IMPACT DEVELOPMENT STANDARDS, ESTABLISHING GENERAL REQUIREMENTS FOR COMPLIANCE WITH LOW IMPACT DEVELOPMENT STANDARDS, AUTHORIZING EXEMPTIONS TO COMPLIANCE WITH LOW IMPACT DEVELOPMENT STANDARDS UNDER CERTAIN CIRCUMSTANCES, ADOPTING AND INCORPORATING BY REFERENCE THE CARSON CITY DRAINAGE MANUAL AND REPEALING VARIOUS PROVISIONS OF DIVISION 14 OF TITLE 18 APPENDIX.

(10:46:24) – Based on discussion during item 20.A, Mayor Bagwell entertained a motion.

(10:46:30) – Supervisor Giomi moved to introduce, on first reading, Bill No. 103 with the following change: removing the word “social” from Section III, 12.20.020, 1 (a), with an effective date of July 1, 2021. The motion was seconded by Supervisor Schuette.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

21. RECESS AS THE BOARD OF SUPERVISORS

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 11

(10:47:55) – Supervisor Bagwell recessed the Board of Supervisors.

REDEVELOPMENT AUTHORITY

22. CALL TO ORDER & ROLL CALL - REDEVELOPMENT AUTHORITY

(11:01:08) – Chairperson Bagwell called the Redevelopment Authority meeting to order. Ms. Rowlatt called roll and noted the presence of a quorum.

23. PUBLIC COMMENT

(11:01:23) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

24. FOR POSSIBLE ACTION: APPROVAL OF MINUTES - JANUARY 7, 2021 AND JANUARY 21, 2021

(11:01:32) – Chairperson Bagwell introduced the item and entertained comments, corrections, or a motion.

(11:01:47) – Member White moved to approve the minutes of the January 7, 2021 and January 21, 2021 meetings. The motion was seconded by Vice Chair Giomi and carried 5-0-0.

25. COMMUNITY DEVELOPMENT

25.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE FISCAL YEAR ("FY") 2021 AND 2022 REDEVELOPMENT DISCRETIONARY FUNDS TENTATIVE BUDGET ALLOCATIONS AND ESTIMATION OF ALLOCATIONS FOR THE FOLLOWING FOUR YEARS FOR THE PURPOSES OF REDEVELOPMENT REVOLVING FUND BUDGET PLANNING TO IMPLEMENT REDEVELOPMENT OBJECTIVES.

(11:02:05) – Chairperson Bagwell introduced the item. Mr. Plemel provided background, presented the Staff Report and supporting documentation, including the Proposed FY 2022 Redevelopment Discretionary Funds Budget Allocations and Projections, and responded to clarifying questions.

(11:08:25) – Member Jones was opposed to the shade structure at McFadden Plaza and believed \$20,000 was high for the V&T Round House arch conceptual plan, stating that the funds should be used for the “actual installation.” Vice Chair Giomi was informed by Mr. Stucky that the funds would be used for the planning of the arch location, engineering and stakeholder input, and structural input. He also noted that he was in favor of the McFadden Plaza shade structure and recommended remaining historically accurate when placing the V&T Round House arch. Member White recommended moving the Façade Improvement Program funds to sidewalk improvement. He was also opposed to the shade structure at McFadden Plaza and the purchase of the holiday decorations. Member Schuette was in favor of infrastructure repairs; however, she believed in “the whole sense of community” and having the residents gather downtown for holiday and Nevada Day events. She was also in favor of the shade structure at McFadden Plaza and the bicycle racks. Vice Chair Giomi cautioned against overlooking the recommendations of the Redevelopment Authority Citizens Committee. Mr. Plemel reminded

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 12

the Authority that the projects being discussed did not comprise the entire Redevelopment budget and that they were not being asked to approve the entire budget. Chairperson Bagwell did not believe that the McFadden Plaza shade structure was the right solution and recommended utilizing the funds for sidewalk improvements in the Redevelopment Area. Further discussion ensued after which Chairperson Bagwell entertained a motion.

(11:52:45) – Member Schuette moved to accept the recommended redevelopment budget allocations with the exception of the McFadden Plaza shade structure funding which will instead be applied to Redevelopment sidewalks. The motion was seconded by Member White.

RESULT:	APPROVED (4-1-0)
MOVER:	Member Schuette
SECONDER:	Member White
AYES:	Members White, Jones, Schuette, and Chairperson Bagwell
NAYS:	Vice Chair Giomi
ABSTENTIONS:	None
ABSENT:	None

25.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS FOR THE EXPENDITURE OF \$121,573 FROM THE FISCAL YEAR ("FY") 2021 REDEVELOPMENT REVOLVING FUND FOR DOWNTOWN HOLIDAY DECORATIONS IN THE AMOUNT OF \$95,000, BIKE RACKS FOR BUSINESSES IN THE AMOUNT OF \$5,000, V&T ARCH CONCEPTUAL PLANS IN THE AMOUNT OF \$20,000 AND HISTORIC V&T BIKE AND PEDESTRIAN TRAIL MARKERS IN THE AMOUNT OF \$1,573.

(11:53:40) – Chairperson Bagwell introduced the item. Mr. Plemel presented the Staff Report and supporting documentation. Member White recommended ordering the bicycle racks from a local vendor, if possible. Chairperson Bagwell entertained a motion.

(11:57:35) – Member White moved to recommend to the Board of Supervisors approval of the proposed expenditures with the exception of the bicycle racks which, if possible, should be purchased from a local fabricator. The motion was seconded by Member Jones.

RESULT:	APPROVED (4-1-0)
MOVER:	Member White
SECONDER:	Member Jones
AYES:	Members White, Jones, Schuette, and Chairperson Bagwell
NAYS:	Vice Chair Giomi
ABSTENTIONS:	None
ABSENT:	None

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 13

26. PUBLIC COMMENT

(11:58:28) – Chairperson Bagwell entertained public comments; however, none were forthcoming.

27. FOR POSSIBLE ACTION: TO ADJOURN AS THE REDEVELOPMENT AUTHORITY

(11:58:45) – Chairperson Bagwell adjourned the Redevelopment Authority meeting at 11:58 a.m.

28. RECONVENE AS THE BOARD OF SUPERVISORS

(11:59:16) – Mayor Bagwell reconvened the Board of Supervisors meeting at 11:59 a.m.

29. COMMUNITY DEVELOPMENT - PLANNING

29.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION AUTHORIZING THE EXPENDITURE OF \$121,573 FROM THE FISCAL YEAR ("FY") 2021 REDEVELOPMENT REVOLVING FUND FOR DOWNTOWN HOLIDAY DECORATIONS IN THE AMOUNT OF \$95,000, BIKE RACKS FOR BUSINESSES IN THE AMOUNT OF \$5,000, V&T ARCH CONCEPTUAL PLANS IN THE AMOUNT OF \$20,000 AND HISTORIC V&T BIKE AND PEDESTRIAN TRAIL MARKERS IN THE AMOUNT OF \$1,573, AS EXPENSES INCIDENTAL TO THE CARRYING OUT OF THE REDEVELOPMENT PLAN.

PURSUANT TO NRS 279.628, THIS RESOLUTION MUST BE ADOPTED BY A TWO-THIRDS VOTE OF THE BOARD OF SUPERVISORS.

(11:59:29) – Mayor Bagwell introduced the item and noted that the Redevelopment Authority discussion would carry over for this item. She also entertained a motion.

(11:59:32) – Supervisor Giomi moved to adopt Resolution No. 2021-R-3. The motion was seconded by Supervisor Jones.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(12:00:10) – Mayor Bagwell recessed the meeting at 12:00 p.m.

(1:01:58) – Mayor Bagwell recessed the meeting at 1:01 p.m. A quorum was still present.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 14

29.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE RELATING TO ZONING AND ESTABLISHING VARIOUS PROVISIONS TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE (SF1A) TO SINGLE FAMILY 6,000 (SF6) ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

(1:02:02) – Mayor Bagwell introduced items 29.B and 29.C and noted that both items will be heard concurrently but acted on separately. Supervisor Giomi read into the record a prepared disclosure statement, advised of no disqualifying conflict of interest, and stated that he would participate in discussion and action.

(1:04:03) – Associate Planner Heather Ferris provided background and reviewed the two Staff Reports, incorporated into the record. She also noted that in addition to the 19 written comments opposing the project and received during the Board's initial discussion, supplemental oral and written comments had been received for this meeting, many from the same individuals, and had been included in the packet or added as late material to accompany each item. Ms. Ferris also noted that 13 written comments were received in support of the project. She requested, and Mayor Bagwell ordered, that the written comments accompany both agenda items. Ms. Ferris also noted that Mr. Plemel, Development Engineering Senior Project Manager Stephen Pottéy, applicant representative and Senior Planner at Manhard Consulting Louis Cariola, and applicant Mark Turner were present in person or via telephone to respond to questions.

(1:14:15) – At Mayor Bagwell's request, Mr. Plemel addressed the public comment regarding the three percent growth rate, noting that it was a policy set every year and that the percentage represented “the maximum percentage of population growth per year, that the Growth Management program is intended to limit.” He clarified that in 2021, the number of permits for residential units set by ordinance was 672, adding that since 1981 Carson City's average growth had been “about 1.7 percent.” Mr. Plemel also explained that property ownership (and changes) would not be considered for a Land Use permit which stays with the land. Supervisor Giomi requested clarification on “how the Master Plan and the zoning became disconnected,” and wished to hear about the multi-unit complex permits. Mr. Plemel cited the example of the apartments near the Galaxy Theater which had been issued 375 permits for 375 apartment units. He also clarified that for some areas such as the Downtown Mixed Use zoning district, the zoning had been actively changed to match the Master Plan; however, areas like the Borda Crossing that were designated as higher density “would be with new development and with property owner requests as they come through,” calling it a typical way of implementing a Master Plan.

(1:22:45) – Mr. Pottéy stated that he would address the following public comment concerns:

- Wellhead protection
- Undergrounding of utilities
- Standards to which will the new street be built
- The City's legal right to extend the pavement (Center Drive)
- The new road: through street versus a cul-de-sac

(1:23:27) – Mr. Pottéy recommended that Mr. Tancheck share the aforementioned NDEP letter he has received regarding the detention basin for Staff, who wished to ensure that the site improvement plans are applicable to State codes, and to review “which codes it's referring to.” He also stated that subdivision improvement plans are

CARSON CITY BOARD OF SUPERVISORS

Minutes of the February 18, 2021 Meeting

Page 15

required to be reviewed and approved by NDEP prior to the issuance of a permit. Mr. Pottéy referenced the Nevada Administrative Code (NAC) 534.390 which referred to wells near rivers, lakes, perennial streams, and canals. He explained that detention basins are required to be 100 feet away from septic tanks, and the proposed basin is about 90 feet away from Mr. Tancheck's property line. Mr. Pottéy noted that the proposed undergrounding of the utilities was "a standard condition required by the Carson City Municipal Code (CCMC)." He also explained that all new streets must meet City standards. Mr. Pottéy noted that "the subject parcel showed a 60-foot right-of-way all around the parcel," adding that "the legal description of Mr. Tancheck's property does describe it as starting at the center of [Center Drive]." He recommended an addition to Condition 33 to state: "the extents of these paving improvements will be limited to the extents allowed by the requirements of any existing easements or agreements governing this access way." Mr. Pottéy addressed the request for a cul-de-sac stating that it was necessary for the proposed street to connect Silver Sage Drive and Center Drive "because it provides multi-modal connectivity consistent with the City's adopted Complete Streets Policy" as it would improve accessibility to first responders and would improve efficiency for winter maintenance.

(1:29:35) – Ms. Sullivan addressed the City's policies regarding its rural areas. She wished to specifically address a public comment and stated that the City valued the rural areas and it valued one-acre lots. She also referenced the Master Plan and pointed out the low-density areas the residents of which had provided public comment. She noted that "the Board has policies to protect these rural areas"; however, they did have an edge. Based on a question from Supervisor White, Ms. Ferris advised Mr. Pottéy to email the addition to Condition 33 to Mr. Plemel in order to project it on the screen. Mayor Bagwell addressed Ms. Warnock's request to keep the lots at one-acre, referencing the Master Plan and the zoning discussion that had occurred earlier in the discussion. She also acknowledged Supervisor Giomi's request to update the zoning when the Master Plan is updated as it was "hard on the public" and believed that having two exit points was safer in case of emergencies. Mayor Bagwell received confirmation that the number of homes had been reduced from 39 to 28 homes and a "buffer track all the way around the property" had been created by the developer. She also understood that the new project had been supported by some of the residents once they had seen it.

(1:38:13) – Mayor Bagwell received confirmation from Mr. Cariola that the applicant had made concessions by providing 56 and 65 feet of separation from the existing development property lines and that there were only two lots fronting Center Drive on the east side. He also addressed buffers and enhanced landscaping. Supervisor Schuette noted that the neighbors had acknowledged an upcoming development; however, they had hoped that "they would not bear the brunt of the transition." She also believed that "east side is the area that is impacted." She acknowledged that the area was used as open space for equestrian purposes and even though she supported development in the area, she wished to see the developers redesign the buffer to accommodate them. Supervisor White did not "see consensus today" and would not support the proposed zoning change. Mayor Bagwell explained the process by which she would evaluate projects which included a "reliance on the Planning Commission and the determination whether the evidence supports their decision." She also stated that she would look for evidentiary reasons to overturn a decision by the Planning Commission and noted that the Master Plan, which she called the consensus document by the community, matched what was being requested. She believed that "everyone enjoys their home" and that is why projects are objected to. She referenced Mr. Tancheck's request that was being addressed by Mr. Pottéy's addition to Condition 33. She did not see any evidence not to allow the development pursuant to the CCMC, as the City needed to provide evidence when denying a project. Supervisor Jones addressed another nearby development that had been approved and believed that the developers had made

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 16

necessary concessions such as reducing the number of homes and creating buffer areas with open space. He also indicated his support to the project.

(1:56:08) – Supervisor Giomi indicated he had received comments opposing the common open space law as written, which allows developers to decrease lot sizes by increasing the common open space areas. He noted that he had also received supporting communication to the law and highlighted the City's prioritization of open space. Supervisor Giomi explained that he was on the team working with Mr. Plemel on the Master Plan which was designed to curb urban sprawl. He believed that the previous submission of the development plan showed “incompatibility in rezoning and utilizing all of that parcel as 6,000 square foot lots.” He was not certain this solution was ideal; however, it provided compatibility with the Master Plan, which he believed did not get implemented for many years due to the recession. Supervisor Schuette believed that even though the subdivision was small, the traffic would increase. Ms. Ferris confirmed for Supervisor Giomi that the project could be returned to the developer to be designed as a cul-de-sac; however, the developer could return with a project that accommodates more homes. Mayor Bagwell reiterated her objection to a single access point to the neighborhood for safety issues and cited such an experience in her neighborhood.

(2:08:00) – Ms. Sullivan clarified that the findings were consistent with the Master Plan and that the zoning map amendment must also be consistent with the Master Plan. She also addressed the infrastructure needs for a medium-density neighborhood. Ms. Sullivan noted that the Board had three choices in relation to the Tentative Map: to approve it, to deny it, or to approve it with conditions. She also explained that per the Nevada Revised Statute (NRS) the Board had 60 days for those choices unless the developer agreed to continue the item. Mr. Yu read into the record the applicable sections of the NRS regarding the 60-day approval timeframe and confirmed Ms. Sullivan’s comments. Supervisor White inquired about having the new road extend to Clearview Drive, and Mr. Pottéy noted that there were minimum distances that must be adhered to. Mayor Bagwell entertained additional comments and when none were forthcoming, a motion regarding item 29.B only.

(2:15:10) – Supervisor Jones moved to introduce, on first reading, Bill No. 104. Mayor Bagwell seconded the motion. She also reminded the public that a second reading would be agendized for another vote. Supervisors Giomi and Schuette noted that should additional issues arise, they would be discussed during the second reading. Mayor Bagwell called for the vote.

RESULT:	APPROVED (4-1-0)
MOVER:	Supervisor Jones
SECONDER:	Mayor Bagwell
AYES:	Supervisors Giomi, Jones, Schuette, and Mayor Bagwell
NAYS:	Supervisor White
ABSTENTIONS:	None
ABSENT:	None

29.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A TENTATIVE SUBDIVISION MAP KNOWN AS BORDA CROSSING, PROPOSING TO CREATE 28 SINGLE FAMILY RESIDENTIAL LOTS ON A 5.27 ACRE PARCEL ZONED SINGLE

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 17

FAMILY 1 ACRE (SF1A), LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

(2:18:11) – Mayor Bagwell introduced the item and reminded the Board of the addition to Condition 33 to read: *the extents of these paving improvements will be limited to the extents allowed by the requirements of any existing easements or agreements governing this access way.* She also entertained further discussion and when none were forthcoming, a motion.

(2:19:16) – Mayor Bagwell moved to approve SUB-2020-0016, based on the ability to make the required findings in the affirmative and subject to the conditions of approval recommended by the Planning Commission with the addition to Condition No. 33 read into the record by the Mayor. Supervisor Schuette wished to see a condition to have the developers listen to the neighborhood and for the neighborhood to hear from the developers.

(2:22:40) – Mr. Turner thanked everyone for their input and explained that they had observed all the discussion during the previous development discussion, which had prompted them to provide a design featuring a 25 percent reduction in density. He also noted that they had created large open space areas near Clearview Drive and the Southpointe subdivision to protect as many surrounding property owners as possible “knowing that we couldn’t protect everybody – it’s just not able to be done, given the geometry of the site.” However, he offered to have removable bollards to provide emergency use to the street. He believed the traffic would go towards Carson Street and the Freeway and not to the Center Street access, calling it a public street belonging to Carson City. He believed that closing off the street would indicate that a portion of the street “belongs only to the residents of Center Drive.” He also addressed the equestrian use noting that they welcome “the combination of the activities that go on the larger parcels of Carson City.” Mr. Turner believed that the developed property would provide additional tax revenue to the City, considering it a positive aspect.

(2:29:30) – Supervisor Giomi reminded the Board that ownership of Center Drive “may be under debate.” Ms. Sullivan recommended working with the Fire Marshal on the use of bollards or other equipment. Deputy Public Works Director Dan Stucky noted that due to “history on public versus private streets” having the connectivity would justify the public street, adding that should the street become a cul-de-sac or have bollards, the Public Works Department would recommend it become a private street as it would only serve a particular development. Supervisor Giomi was in favor of closing the street with the Fire Department’s recommendation. Supervisor White believed that the item now becomes an issue of private property rights and did not believe additional pressure was warranted on the developer. **Mayor Bagwell was willing to add to the motion another condition that the developer could work with the Fire Department and the City Engineer to determine whether an appropriate methodology could be possible to open Center Drive to emergency use.** Supervisor White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Mayor Bagwell
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 18

30. HEALTH AND HUMAN SERVICES

30.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RATIFICATION OF THE SUBMISSION OF A GRANT APPLICATION TO THE NEVADA DEPARTMENT OF HEALTH AND HUMAN SERVICES, DIVISION OF PUBLIC AND BEHAVIORAL HEALTH, REQUESTING A TOTAL OF \$277,947 FOR A 2-YEAR GRANT FROM THE FUND FOR A HEALTHY NEVADA.

(2:38:10) – Mayor Bagwell introduced the item and entertained questions/comments by the Board and when none were forthcoming a motion.

(2:38:36) – Supervisor Giomi moved to ratify submission of the grant application. The motion was seconded by Supervisor Jones.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

30.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE APPOINTMENT OF A COUNTY HEALTH OFFICER FOR CARSON CITY AND WHETHER TO APPROVE CONTRACT NO. 20300270, COUNTY HEALTH OFFICER, FOR A TERM BEGINNING MARCH 1, 2021 AND TERMINATING ON DECEMBER 31, 2022, FOR AN AMOUNT NOT TO EXCEED \$2,500 PER MONTH FOR A TOTAL AMOUNT OF \$55,000 TO BE FUNDED FROM THE HEALTH ADMINISTRATION PROFESSIONAL SERVICES ACCOUNT IN THE GENERAL FUND.

(9:04:15) – Mayor Bagwell introduced the item and thanked Dr. Colleen Lyons for applying for the County Health Officer position. Dr. Lyons participated telephonically in an interview by the Board of Supervisors, while on vacation, and emphasized communication with citizens whether through public speaking engagements or authoring articles and letters to the editor. The Board interviewed Dr. Lyons by asking questions about the quarantine and about building relationships with coworkers and the public. Supervisor White thanked her for vacationing in “nowhere, Nevada.” At Supervisor Giomi’s request, Carson City Health and Human Services (CCHS) Director Nicki Aaker reviewed the orientation plan she had prepared for Dr. Lyons which included shadowing staff members at their jobs. Mayor Bagwell entertained a motion.

(9:16:28) – Supervisor Jones moved to appoint Dr. Colleen Lyons as the Carson City Health Officer and to approve the contract as presented. Supervisor Schuette seconded the motion.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 19

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Jones
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

30.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION AUTHORIZING THE CITY MANAGER, IN CONSULTATION WITH THE MAYOR, TO EXECUTE ANY FUTURE LEASE AGREEMENT FOR REAL PROPERTY TO BE USED BY CARSON CITY AS COVID-19 VACCINATION SITES FOR THE DURATION OF THE STATE OF EMERGENCY DECLARED BY THE NEVADA GOVERNOR AS THE RESULT OF THE CORONAVIRUS PANDEMIC, IF THE AGREEMENT DOES NOT EXCEED \$50,000 AND IS PAID BY AVAILABLE GRANT FUNDING.

(2:39:00) – Mayor Bagwell introduced the item and entertained questions/comments from the Board and when none were forthcoming, a motion.

(2:39:15) – Supervisor Giomi moved to approve Resolution No. 2021-R-4. The motion was seconded by Supervisor Schuette.

RESULT:	APPROVED (4-1-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, Jones, Schuette, and Mayor Bagwell
NAYS:	Supervisor White
ABSTENTIONS:	None
ABSENT:	None

31. BOARD OF SUPERVISORS

31.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING DIRECTIVES AND RECOMMENDATIONS CONCERNING CARSON CITY DEPARTMENTAL AND STAFF FUNCTIONS IN CARSON CITY AS A CONSOLIDATED MUNICIPALITY IN RELATION TO THE EXERCISE OF EMERGENCY POWERS PURSUANT TO NRS CHAPTERS 244 AND 414 AND CCMC CHAPTER 6.02 FOR THE PURPOSE OF ENSURING THE HEALTH, SAFETY AND WELFARE IN CARSON CITY IN RESPONSE TO THE GLOBAL CORONAVIRUS (COVID-19) PANDEMIC.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 20

(2:40:20) – Mayor Bagwell introduced the item. Quad County Public Health Preparedness Manager Jeanne Freeman gave background and updated the Board on the COVID-19 activities, including the volunteer management activities by the Federal Emergency Management Agency (FEMA). She also noted the opening of vaccinations to the Community Support Frontline Staff and the upcoming vaccination availability to the 65 plus group. Ms. Freeman stated that the vaccines had been delayed this week due to national weather issues; therefore, appointments had been rescheduled and as of now, they had no vaccines on hand. She also thanked all the partners that have been assisting from neighboring counties and responded to clarifying questions by the Board.

(2:52:58) – Carson City Health and Human Services (CCHHS) Director Nicki Aaker announced that the COVID-19 test positivity rate was at 6.4 percent and that Carson City was no longer “flagged”. She also expressed concern that the number of tests had declined. Ms. Aaker provided the following statistics for the period of January 31, 2021-February 13, 2021 and responded to clarifying questions:

- 95 confirmed cases in Carson City (19 percent decrease from the previous period)
- 7 average daily cases
- 47 percent female
- 52 percent male
- One percent preferred not to answer
- Average age of Carson City cases: 41 years-old
- Four known hospitalizations
- Six students and one faculty member tested positive
- Community exposure was the largest cause of infection (58 percent), followed by household exposure (27 percent)
- Masks will still be mandated with the new recovery plan

31.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING COORDINATION OF LEGISLATIVE ACTIVITY ON PENDING STATE LEGISLATION BEFORE THE NEVADA LEGISLATURE AND WHETHER TO ADOPT AN OFFICIAL POLICY POSITION OR DIRECT STAFF AND CARSON CITY'S RETAINED LOBBYIST TO ADVOCATE FOR OR AGAINST ANY SUCH LEGISLATION, INCLUDING THE SUBMITTAL OF PROPOSED AMENDATORY LANGUAGE.

(3:02:17) – Mayor Bagwell introduced the item. Ms. Paulson referenced the Staff Report with supporting material and the late material, all of which are incorporated into the record. She also noted that Staff was seeking direction from the Board on whether the City should support, oppose, or remain neutral on applicable legislative matters. Ms. Paulson reviewed four items and after discussion, the Board took action on the following:

(3:04:02) – Supervisor Giomi moved to oppose AB83. The motion was seconded by Supervisor White.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor White
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 21

(3:11:05) – Supervisor White moved to oppose AB90. The motion was seconded by Supervisor Jones.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

(3:16:10) – Supervisor Giomi moved to support SB98. The motion was seconded by Supervisor Schuette.

RESULT:	APPROVED (4-1-0)
MOVER:	Supervisor Giomi
SECONDER:	Supervisor Schuette
AYES:	Supervisors Giomi, Jones, Schuette, and Mayor Bagwell
NAYS:	Supervisor White
ABSTENTIONS:	None
ABSENT:	None

Mayor Bagwell reminded the public that the City will be following the appropriate legislative issues and the items will be posted on the City's website.

(3:24:27) – Supervisor White moved to oppose the creation of innovation zones as submitted (a formal bill number has not yet been issued to the item). The motion was seconded by Supervisor Jones.

RESULT:	APPROVED (5-0-0)
MOVER:	Supervisor White
SECONDER:	Supervisor Jones
AYES:	Supervisors Giomi, White, Jones, Schuette, and Mayor Bagwell
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

32. BOARD OF SUPERVISORS – NON-ACTION ITEMS

FUTURE AGENDA ITEMS

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 22

STAFF COMMENTS AND STATUS REPORT

(3:24:57) – Mayor Bagwell introduced the item and encouraged the Supervisors to familiarize themselves with Title 4.13 prior to an upcoming Liquor and Entertainment Board meeting.

(3:25:47) – Supervisor White announced the newly created and unofficially named Homeless Outreach Team and encouraged the members to participate in a ride-along with the Carson City Sheriff's Office. Supervisor White also updated the Board on the Nevada Association of Counties meeting which had received a briefing from the Reno Tahoe Airport. He also informed the Board that the Nevada State Prison Preservation Society had received a change to its certificate of occupancy and was no longer a prison.

(3:33:50) – Ms. Paulson informed the Board that Staff will be working on a reopening plan with direction from the Governor's Office to present to the Board in April 2021.

(3:34:30) – Supervisor Schuette thanked Judges Tom Armstrong and Kristin Lewis for having her attend specialty court.

CLOSED NON-MEETING TO CONFER WITH COUNSEL

Mayor Bagwell announced that this portion of the meeting will take place after adjournment.

33. PUBLIC COMMENT

(3:36:16) – Mayor Bagwell entertained final public comments. Ms. Leach read a prepared statement expressing frustration that she had not had the opportunity to comment during the discussion of item 29.C while the developer had. She also called the Master Plan outdated and cited Schulz Ranch and Southpointe developments as those with transition lots.

34. FOR POSSIBLE ACTION: TO ADJOURN

(3:38:42) – Mayor Bagwell adjourned the meeting at 3:38 p.m.

CARSON CITY BOARD OF SUPERVISORS
Minutes of the February 18, 2021 Meeting
Page 23

The Minutes of the February 18, 2021 Carson City Board of Supervisors meeting are so approved on this 18th day of March, 2021.

Lori Bagwell
LORI BAGWELL, Mayor

ATTEST:

Aubrey Rowlett
AUBREY ROWLATT, Clerk – Recorder

Attachments: Emailed Public Comments

From: Larry Osborne
To: Public Comment
Subject: Public Comment regarding Proposed State Legislation
Date: Wednesday, February 17, 2021 1:54:28 PM

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

Carson City Board of Supervisors;

Clark County Assemblyman Steve Yeager has sponsored AB83 – Revising the date of the legal holiday for the observance of Nevada Day.

This bill would revert the legal observance of Nevada Day back to October 31st, (Halloween), of each year, regardless if it falls on a weekday. I request the Carson city Supervisors review this bill and express their opposition to it.

This change was approved by a vote of the people of Nevada and was supported by Carson City.

Thank you for your consideration of my request.

Larry Osborne
Carson City resident,
Chief Executive Officer (Ret)
Carson City Area Chamber Commerce

Sent from Mail for Windows 10

February 15, 2021

Carson City Community Development
Carson City, Nevada

Dear Members:

Regarding Borda Crossing, we live a few doors down. It is nice to have a nearby field and makes our property feel more rural. At the same time, this property adjoins a relatively dense neighborhood and is a few hundred feet from a large retail center, a public utility and similar. Knowing this builder, I have confidence that these homes would be built to high standards and add to our neighborhood. Let's face it, no one wants to have homes built near their property. At the same time, no one wants to buy almost 250,000 square feet to preserve their own open space either.

On another point there was a letter submitted at the Planning Meeting with my home highlighted. It indicated I am against this project. I am partially writing this to correct the record.

Thanks,

Dave Stewart

A handwritten signature in black ink, appearing to read "Dave Stewart".

January 26, 2021

Dear Carson City Planning,

I met with the owners of the property, "Borda Crossing" and was impressed with their design. My concern has always been that that checkerboard zoning does not flow right in a community. I am glad they are providing a transition from commercial to higher density housing, for this project of medium density and then to the lower density $\frac{1}{2}$ acre and one-acre parcels. I think this will look better as I drive by this area daily.

Additionally, I appreciate the proposal is not pushing for the highest density possible. Instead, I like that they are adding space buffers, visual landscaping barriers and walking paths which I believe will make this area more appealing. In my opinion, having cars and driveways face inward and not outward towards Clearview, Silver Sage and Center, will be an added positive.

Our community needs new homes that aren't selling for upwards of \$750,000 or higher and it needs less apartments to make our community have that "small town" home feel.

Thank you,



Gina Johnson

From: att@e.att-mail.com
To: Public Comment
Subject: Fw: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016
Date: Thursday, February 4, 2021 12:51:40 PM

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

For your information.

----- Forwarded Message -----

From: att@e.att-mail.com <cecilcrandall@sbcglobal.net>
To: Heather Ferris <hferris@carson.org>
Cc: Lisa Schuette <lschuette@carson.org>
Sent: Thursday, February 4, 2021, 12:37:14 PM PST
Subject: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016

Please accept these additional comments to my original email dated January 17, 2021 requesting denial of the proposed Development and the proposed change to the Zoning regulations. My original comments still stand.

I think there is consensus that those of us opposed to the Development and zoning changes are opposed because our written questions and concerns have never been answered/resolved. Speaking on such complicated issues for only 3 minutes at the beginning of the Planning Commissioner's meeting on January 27, 2021 is unreasonable. Passing zoning regulations to allow the Developer to make a larger profit than what was originally planned is not reasonable. The June 18, 2020 meeting of the Board of Supervisors continued the matter before them to allow the applicant to bring forward an alternative zoning or a lot layout that would address the concerns of the neighborhood. This has not been done. The Developer did not work with the neighborhood residents. Having a meeting one stormy evening in December 2020 at a spec house on Red's Grade and allowing 2 people inside for a period of five minutes does not constitute working with the neighborhood. Everyone continues to hide behind the Covid pandemic and makes no effort to respond in writing or discuss anything over the phone or through a zoom meeting. I support the work efforts and comments from Mr. Mike Tanchek as well as Ms. Krista Leach's comments regarding equestrian issues at the public comment period of the Planning Commissioner's January 27, 2021 meeting as well as all current written comments from the neighborhood residents to the Board of Supervisors.

One of the comments by Commissioner Wiggins at the January meeting said it was unlikely the residents would not ever want a development at that location. Part of that statement is true. If the results impact 2 people, then that is 2 too many. Talk to us and talk with us. There remain too many concerns. Commissioner Perry said to let it go to the Board of Supervisors and let them make a decision. This contradicts the original June 18, 2020 instructions at the meeting of the Board of Supervisors. Please send this back for further consideration and require the Developer to work with the residents to answer questions and consider all concerns.

Thank you for the opportunity to address you. Karen Crandall, 4521 Muldoon St, Carson City, NV 89701 PH. 775-883-1247 Cell 775-721-5737

February 3, 2021

To members of the Carson City Board of Supervisors

Re: SUP-2020-0016. Tentative Subdivision Map known as Borda Crossing to create 28 single family residential lots on a 5.27 acre parcel zoned Single Family 1 Acre (SF1A), located at the northeast corner of the intersection of Silver Sage Dr. and Clearview Dr. APN 009-124-03SUB-2020-0016

Re: Zoning Map Amendment – File No. ZA-2020-005

We are writing to provide public comment to the above references and request that they be included in the record for consideration by the Board of Supervisors.

After listening in on the recent Planning Commission meeting on January 27 in regards to the Borda Crossing Tentative Subdivision Map, we are very disappointed they only sided with the Developer. It is a dereliction of their duty to represent the City and its residents to approve this project as presented by the Developer without consideration or regard for the local community. Our letters of concern were completely ignored. It was very obvious that they are pro development at all costs. Why didn't they defer approving the development until the zoning issues were resolved? They blamed this on the BOS for not sending the zoning issue back to their Committee totally abdicating their responsibility as addressed in the Vision of the Master Plan.

"Carson City is a community which recognizes the importance of protecting and enhancing its unique western heritage and distinct character; the scenic and environmental quality of its dramatic natural surroundings; and the quality of life of its residents."

The remark from Commissioner Wiggins "It is likely most residents would not ever want a development at that location" is infuriating because if he would have read our letters there was not one remark of that kind. Many in the community offered suggestions for possible development of the property. We would like to commend Commissioner Esswein for voting against the project as presented. He apparently read our letters.

We have resided at 4071 Center Dr. on two acres for the past 43 years. My father homesteaded this property in 1957. We have owned horses on our property this entire time. I am a distance trail rider and used to be able to ride in any direction from our property for miles on end. I am now entirely closed off from public land, due to the highways blocking any access. This residential area has always been one of the few places in Carson City zoned for livestock and outdoor animals that offers a rural lifestyle and quality of life. Many horse owners in our area only have the streets to ride on now for their desired form of recreation.

There are currently nine homes on Center Dr. with one acre lot undeveloped between Clearview Dr. and Koontz Ln. The street is in bad shape and hasn't had maintenance in years, including large cracks and chunks broken off on the edges. It is not just a thoroughfare but a place where recreation takes place because of the current low impact of traffic. There are no sidewalks and only a shoulder on the east side of the street. People commonly use the street for walking and jogging exercise, riding their horses, baby strollers, skate boards, bicycles, dog walking and accessing Mayor Park on the north end.

The proposed Borda Crossing project includes a through street from Silver Sage to Center Dr. We are adamantly opposed to this as it will dump more traffic on our street. Our quality of life will be greatly impacted by the additional traffic and increased speeds, not to mention the additional wear and tear on the street itself and the wildlife that live in the area. The project restricts views, intrudes on open space and is not compatible with the area landscape.

The project has no transition zone from low density to medium density residential on Center Dr. It is only common sense planning to transition from SF1 and SF2 to SF21, SF12 to SF6. It has been repeatedly suggested by the residents that the project be developed similarly as to South Pointe to be consistent with what is already developed there. This again would be SF1 on Center Dr. with a cul de sac from Silver Sage serving egress and ingress to residential SF21, SF12 or SF6. This would require split zoning which already has precedence with the South Pointe development.

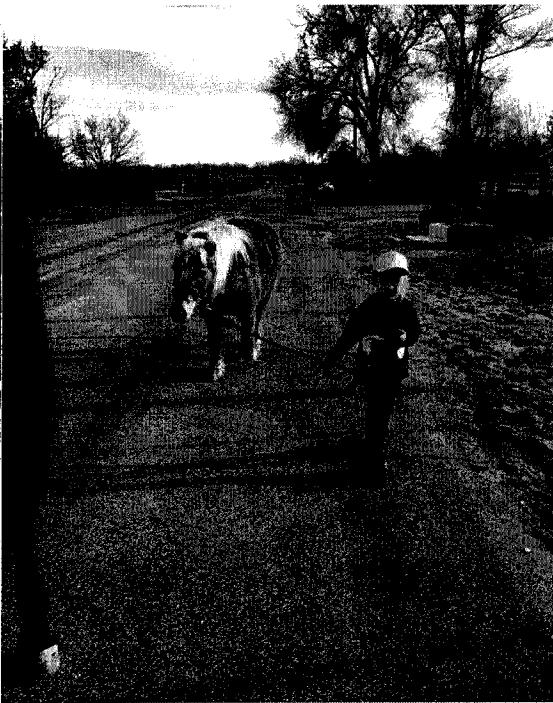
We ask the Board of Supervisor to go back to the drawing board and revisit the Master Plan for rezoning this parcel. In addition we urge you to reject the current proposal from the Developer of Borda Crossing and request they include the communities concerns in their alternative planning for the property.

Thank you so much for reading this and taking our comments under consideration. Please see the enclosed photos.

Most sincerely,

Connie and Kenneth Creech
4071 Center Dr.
Carson City, NV 89701
(775) 882-6591







From: att@e.att-mail.com
To: [Public Comment](#)
Subject: Fw: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016
Date: Wednesday, February 17, 2021 7:22:33 AM

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

----- Forwarded Message -----

From: att@e.att-mail.com <cecilcrandall@sbcglobal.net>
To: Lisa Schuette <lschuette@carson.org>; Lori Bagwell <lbagwell@carson.org>; Mo White <mwhite@carson.org>; Stacy Giomi <sgiomni@carson.org>; Stan Jones <sjones@carson.org>
Sent: Tuesday, February 16, 2021, 07:29:34 PM PST
Subject: Zoning Map Amendment ZA-2020-005 and Borda Crossing Development 2020-016

My name is Karen Crandall. I live at 4521 Muldoon St., only blocks from the proposed development.

I am sending each of you a request to again express my concerns regarding the Zoning Amendment and Borda Crossing Development. My original emails dated January 17, 2021 and February 24, 2021 still stand. I want to reiterate and let you know I stand with my neighbors who all have issues of their own with the project. You have all our concerns in your packet. The Planning Commission answered only a few of the concerns and the developer contributed little also.

We need to keep the 5.9 acres as rural, 1-acre home sites. Where are there other 1-acre building sites in Carson City? The proposed Development is out of place for southeast Carson. We can see what is happening with constant building throughout Carson City like behind the Fandango mixed in with retail, behind Kohl's mixed in with retail, the condos behind the post office, the high density homes being built on the flood plains of the Lompa ranch and the proposed building on the Anderson Ranch. We know what these completed projects are going to do to increase traffic on poorly maintained roads, the City services that will be required and the limited number of City employees to provide those services. Carson City is just building everywhere without answers of what it does to the current water system/sewer/storm issues of the residents as well as school enrollment, and equestrian issues etc. Is the Developer going to pay the cost to hook up City water/sewer services for those homes whose wells and septic systems will be affected?

With all this building squeezing in all over Carson City, we are going to look like Mound House where homes, retail and commercial sites are mingled together. I have already seen where Carson has allowed second homes to go in on 1-acre parcels. I don't want that and neither do other residents. I drove east on Clearview from Save Mart to my home Monday morning after the rains this past week and was disgusted to see the mud and destruction of the shoulder area of Clearview from the rain. It was no more than a normal rain. There were puddles and crevices all the way to Muldoon and beyond. We are not prepared for adding the Borda Crossing project to the area. Don't we have a master plan in place to keep Carson City laid out in a consistent format? Why can't the Developer be held to build the 1-acre home sites as the land was originally purchased rather than approving the Developer's plans to build several smaller homes on smaller lots to make a bigger profit? Please keep the southeast area of Carson as 1-acre rural home sites.

Thank you for your time.

You are currently viewing: [Support Letter Hettrick.docx \(13 KB\)](#)

You can either click the link to open the original attachment or right-click the link to save the file.

January 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Members:

We have carefully reviewed the proposed development. I have seen a few of the projects this builder has completed in Silver Oak and Mills Landing, they appear to take pride in their product. Adding new homes in a well-thought-out manner will improve our neighborhood and the city as a whole. I appreciate the walking paths, open space and generous landscaping they are proposing around the perimeter. It is projects such as this that the City should welcome and encourage because it only enhances the overall quality of life for our residents.

Sincerely,



Brent Hettrick

Denise Hettrick

3967 Southpointe Drive

Carson City, NV 89701

January 25, 2021

Carson City Planning Commission
108 East Proctor Street
Carson City, NV 89701

Dear Planning Commission Members:

As a neighbor, I wanted to voice my support for the new homes being proposed at Clearview Dr between Center and Silver Sage. I feel that the contractors have taken a mindful approach that allows a transition from commercial housing to less dense, rural housing. By not going after the maximum density, I feel like this is the best use of that parcel as the Master Plan creates a buffer between their new proposed homes and the Subdivisions border.

I am also keenly aware of the quality product this builder produces which would be of great benefit to our neighborhood.

Sincerely,



Brian Breiter
Carson City, NV 89701

February 15, 2021

Re: Borda Crossing

Heather Ferris,

Hi Heather, I was told you were the point of contact with the city for public comments on this development. I have owned property around the corner from the project for some time. I think this project will improve the neighborhood on several levels. The perimeter space and landscaping will be a great transition from the nearby commercial area to the region where my property sits. Also, having a safe, designated walking path to the shopping center is needed. I believe new homes bring families, decrease crime, and increase neighboring values.

Thank you,

A handwritten signature in black ink, appearing to read "Ken Sumner".

Ken Sumner

Heather Ferris

From: Maxine Nietz <nevadamax@usa.com>
Sent: Monday, February 15, 2021 10:40 AM
To: CCEO; Planning Department; Heather Ferris
Subject: For testimony for 2.18 and 2/22 meetings

Follow Up Flag: Follow up
Flag Status: Completed

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

Here's to the citizens of Lyon County. They are objecting to "shrinking lot sizes" and "crowding from high-density neighborhoods." They rightly point out that "residential tax base doesn't pay for the services that are required."

The developers in the crowd, of course, insisted that higher-density lots are "affordable" without a shred of proof.

I am seeing that all over Carson City, where developers are buying property, knowing its zoning, and then pleading poverty to the city to down-zone the property so they can "afford" to build. I don't believe them!

Our city officials just ignore residents in favor of what developers want. WE are the taxpayers! WE are the voters! Why are we being treated so shabbily?

The last planning commission item on Borda Crossing was a joke! Testimony was ignored, emails were not included in the testimony, commissioners did not seem to know what was going on.

Once again, an out-of-town developer with loads of money chooses to create a **squeezed** development in Carson City for his/her own monetary benefit, not that of the people of this city.

We have asked for CCMC 17.10 to be **suspended** so that developers cannot use this bait-and-switch chapter to completely ignore the standards of Carson City.

This developer states that he wants SF6 zoning, however **NONE** of his lots is that size. They are all in the 5,000 sf range. The nearest neighborhood lot, with the exception of the already down-zoned development to the north, is over 13,000 sf. We have asked before this, that the idea that the developer is going to "preserve or provide Common Open Space. Common open space may include common areas with no dimension less than 25 feet. At least 100 square feet of common open space per residential unit shall be designed for recreation" be **shelved**. For his 28-unit proposal, that means 2800 sf, about $\frac{1}{2}$ of a single lot size for **all** the families, children, and pets in this development. In addition, it is going to be beriscape, not green space. It is divided into two long, narrow strips of 19' and 23' respectively (I have measured their engineering drawings, not relying on the non-proven statements of the developer.) Each of which has a DG or paved path through the entire length. Not really appropriate for recreation and does not even meet the code requirement of a minimum of 25'.

Homes will be a minimum of 10 feet from the western boundary of the subdivision with a 2-foot projection allowed (Duh, that is developer-speak for "I'm really only giving you 8 feet!")

I have read the entire agenda item with staff reports and developer reports. Public comment has been submitted for this indicating that the neighborhood is **AGAINST** it. Wasn't the planning commission selected by elected officials who are supposed to be answerable to the people?

Mr. Tanchek and his neighbors rightly point out that surrounding properties were already down-zoned to provide transition to this parcel. Now a developer is proposing to down-zone this property to provide transition to other parcels. This is a game of dominoes, a cascade of overdevelopment into a rural area of our own that has livestock and wells.

There are already proposals, from the same developer and others, to squeeze the F1A right out of this area by building on 5,000 sf lots, and smaller.

If the goal is to cover all of Carson City with mini-lots, you are getting nearer and nearer to it. The homes proposed for these undersized lots are large, boxy, 2-

story buildings with 3-car garages. The interiors are not well designed, loosing second floor space to overlooks and balconies.

Please, please we ask that you **stop** letting developers trample on the minimum 6,000 sf single-family life of our town. We don't have enough water, road money, schools, or hospital services to accommodate what this developer wants. And after he gets it, he is going back to his high-income Lake Tahoe neighborhood and will never think of Carson City again.

In my neighborhood, we are also facing this kind of thing. Andersen Ranch Estates is squeezing under-sized lots onto their plan and calling it "affordable housing" without providing any evidence that it is.

If your plan is to turn every open piece of land over to developers who will tell you anything you want to hear and to lie about the supposed "benefits" of small lots, please let us know in advance so we can move to a more home-owner friendly place.

Maxine Nietz
nevadamax@usa.com
775.887.1294

Carson City Supervisors,

We have reviewed the plan for Borda Crossing with the Developer. We appreciate the open space they have designed, the landscape buffer and walking paths. We support this development.

*Bob Stover
Linda Stover*

Bob and Linda Stover
597 Summerfield Dr
Carson City, NV 89701

February 10, 2021

Carson City Board of Supervisors
108 East Proctor Street
Carson City, NV 89701

To whom it may concern:

I have reviewed the Borda Crossing tentative map layout and wish to voice my support for this quality and attainable infill development in Carson City. This project will bring needed middle market housing product to the south end of Carson City that will contribute to the success of local businesses in our area of town and in greater Carson City.

All businesses rely on community growth to sustain and expand themselves. As more people move to Carson City the climate for small business success becomes more hospitable and leads to greater long term success. As the owner of a Carson City business, I understand the importance of a stable and growing local economy for my family and my employees.

I am hopeful that you will approve this project as will add to the strength of our local economy, be an attractive addition to south Carson City, and add needed landscaping to an area of town that does not have a lot.

Regards,



Mark D Funke, DDS

Robert McFadden

From: Joseph Carter <carterjoseph731@gmail.com>
Sent: Wednesday, February 17, 2021 8:18 AM
To: Robert McFadden
Subject: Borda crossing support

RECEIVED

FEB 17 2021

**CARSON CITY
PLANNING DIVISION**

To whom it may concern,

I have reviewed the proposed Borda crossing development. I like the open space incorporated into the plan. I like the style of the homes and support this development .

Thanks,
Joe Carter
4015 Southpointe dr
Carson, NV, 89701

Carson City,

Re: Borda Crossing

After watching the meeting on this project, I wanted to drop a note and share my thoughts. It appears that a small group of people don't want to follow the city plan. They want to keep other people's property the same as theirs, even know a group of uninterested and unbiased people collectively came up with a plan, that they felt was the best for the city.

My personal feeling after living in rural S.E. Carson for the last 15 years, is the new development is good. Quality of construction is better. Energy efficiency is way better. Having surface water go where it needs is better. Having a neighborhood that prevents people from piling up Motorhomes and RV's in their yard is better. Having a safe sidewalk system in place of sage brush is better.

But, you know what the neighbors will say: "Not in my backyard!"

Jason Batis

A handwritten signature in black ink, appearing to read "Jason Batis".

Heather Ferris

From: Debbie McMurtrey <debbie.mcmurtrey@gmail.com>
Sent: Wednesday, February 17, 2021 11:34 AM
To: Heather Ferris
Subject: RE: Borda Crossing

Follow Up Flag: Follow up
Flag Status: Flagged

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

My name is Debrah McMurtrey and I own and reside at 541 Summerfield Dr, Carson City, NV 89701. After further reviewing the application for Borda Crossing, I am more in favor of the development than I was previously. As long as the "green area" remains between me and the development and nothing is changed with regard to it, I am OK with the development going forward. Without that space/distance between my property and the proposed property I would remain opposed.

Thank you.

Debrah McMurtrey

Heather Ferris

From: Armando Ramirez <armando.ramirez@alsco.com>
Sent: Wednesday, February 17, 2021 12:45 PM
To: Rob@nvbrown.com
Cc: Heather Ferris
Subject: FW: Borda Crossing Development
Attachments: Whom it may concern.docx; proposedaltzoning.PNG

Follow Up Flag: Follow up
Flag Status: Flagged

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

From: Armando Ramirez [mailto:armando.ramirez@alsco.com]
Sent: Wednesday, February 17, 2021 11:56 AM
To: 'Rob@nvbrown.com' <Rob@nvbrown.com>
Cc: 'HFerris@carson.com' <HFerris@carson.com>
Subject: Borda Crossing Development

Hi Robert

See attached

Thank You,

Armando Ramirez
Chief Engineer
Alsco – Carson City NV
775-350-6047



Whom it may concern.

I am written this letter of support for the existing project for **Borda Crossing development** on the streets of Clear view and Silver sage. Michael Tanker is been hiding information about the alternative zoning map he proposed, the way I see this he does not care about the neighbors on Summerfield or Soutpoint, he only cares about himself he wants to closed the street to go in to Center Street this is the street that he lives in and have only one exit to Silver Sage street, this is not ethical and professional went you have to lie and hide information to the neighbors to get what you want.

Armando Ramirez

583 Summerfield DR

Carson City NV 89701

775 671-2873

2/17/2021

- Attachment 1

- Proposed Alternative Zoning -

Heather Ferris

From: Donna Ford <donna.ford@evrealestate.com>
Sent: Wednesday, February 17, 2021 12:59 PM
To: Heather Ferris; Hope Sullivan
Cc: Robert McFadden
Subject: Borda Crossing Developement - Items 29B and 29C -
Attachments: [Borda_Crossing_Development_Letter_Items29B_29C.pdf](#); [Borda_Crossing_Letter_For_Planning_Commission.pdf](#)

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hello,
We have attached our letter in favor of the Borda Crossing Development and would like it to be considered at the Board of Supervisors meeting on 2/18/21.

We originally opposed this but after hearing more details and having new information have since changed our position. I have attached for you our letter in favor. I also have attached our original letter opposing for reference.

Please confirm receipt of this email and letters attached.

--
Sincerely Yours,

Donna Ford
Global Real Estate Advisor
CA DRE# 02060499
NV RED# S.0185549

ENGEL & VÖLKERS Lake Tahoe | CA & NV
Licensee of Engel & Völkers U.S. Holdings, Inc.

210 Elks Point Rd. #102
Zephyr Cove, NV 89448
USA

Mobile: 530 391 6655
Email: donna.ford@evrealestate.com
Website: donnaford.evrealestate.com
Mobile App: <http://app.evrealestate.com/EVDONNAFORD>

Feb. 17, 2021

Carson City Board of Supervisors Meeting Number: 146 539 0794
In regards to Borda Crossing Items 29B and 29C - Zoning map amendment

Mark & Donna Ford & Martin Ransom
527 Summerfield Dr.
donna.ford@evrealestate.com

Hello,

We are a multi generational family and we have just purchased our home last month here in Carson City. One week after moving in we found out about the development directly behind our home by a neighbor Michael Tancheck. We were shocked and opposed this due to the fact of the lot sizes and the addition of 28 homes in such a small area. We also wrote a letter in regards to opposing this.

We have since changed our position on this development after learning more details about this project. We had a visit from one of the partners of the developer, Rob McFadden last week. He informed us of the the open space area and how it will be a 30' buffer with landscaping screen to include a walking path with trees and shrubs to be designed by a landscape architect and civil engineer. There will also be a fence for the new homes that is set back 20' from their homes. We feel having 50' between our homes with the added landscaping and walking path is a good solution from keeping the homes from being too close together. This development is also going to have an HOA and will be good for the surrounding neighbors.

We also was informed of the proposed change by 2 neighbors to not have the street drive through from Silver Sage Dr to Center Dr but instead be turned into a Cul-de-sac closed at Center Dr. We 100% do not agree with this plan. With 28 homes this does not make sense. This will make all the traffic to enter and depart from Silver Sage causing more congestion. This will not allow Emergency vehicles to access from either street in case of an emergency either.

Our home is 21' 6" from the house to the fence. Having the additional 30' buffer area is really going to make a difference and give the extra space needed. If you were to change the street access then the plan will change on the 30' buffer area as well. We need this buffer area to give us the extra space in between our homes. The path will be great for the neighbors as well. We currently have people walking their dogs in that area now. We feel this is the best option moving forward and hope you agree.

Thank you for your time.
Sincerely,
Mark and Donna Ford & Martin Ransom

Jan. 19, 2021

Ford/Ransom Family
527 Summerfield Dr
Carson City, NV 89701
donna.ford@evrealestate.com
530-391-6655

Hello,

Letter to the Planning Commission for Input Regarding Borda Crossing (North Clearview Drive between Silver Sage Drive and Center Drive), File SUB-2020-0016

We want our comments included in the record for consideration by the Planning Commission.

We are new to the neighborhood as of Jan. 6, 2021. We were just informed by a neighbor on Sunday Jan. 17th, 2021 about the proposed Planning Development regarding Borda Crossing. I am also the real estate agent that represented us in the purchase of our home. One of the first questions I asked the sellers agent, Claudia Saavedra is if there was notification to the current owners regarding any development for the property located directly behind the home known as Borda Crossing. She said the owners have not received any notification of any new development and she had not known of any either but only that it could possibly be developed on in the future. This was a couple days before submitting our offer on Nov. 12, 2020.

It seems that after talking to neighbors that no notifications were sent to anyone regarding this proposed development. I have to ask why this would be?

We are concerned for the new development on many different levels but one main concern we have is the small size of the proposed lots to be able to squeeze in many homes in such a small space. Another concern is if indeed all the homes will be 2-story. They are also proposing a community style back yard to the these homes. It is clearly not keeping in with the current neighborhood if this is the case. It will also increase the traffic flow in the area.

There is already an approved development for townhomes across from the proposed Borda Crossing development by the same developer. This is to much development in two small areas.

We do understand the need for housing but it should be done with keeping in with the current neighborhood and the homeowners should have been a part of this process from the beginning.

Thank you for your time and consideration.

Sincerely,

Donna Ford
Mark Ford
Martin Ransom