

## Heather Ferris

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**From:** Heather Ferris  
**Sent:** Thursday, May 20, 2021 1:16 PM  
**To:** onecarsonjj@att.net  
**Subject:** RE: May 26/2021 hearing on proposed subdivision on west side of Longview Way

Janet-

My responses to your questions are below in red. Please feel free to contact me with additional questions.

1. **If the current zoning is Single Family I acre, why should residents in the neighborhood be asked to agree to a more dense zoning for this area, when there is currently nearby housing on I acre lots valued at more than \$1 million? Why shouldn't the Single Family I Acre zoning be kept in place?**

*The property is zoned Single Family 1-acre. The project proposes the division of the 11.95 acre parcel into 12 single family lots and one 3.75 acre common open space parcel. The applicant has proposed a Planned Unit Development (PUD) which is used to encourage more efficient use of land and to preserve open space, protect natural and scenic resources, etc. The allowable uses in a PUD are limited to those used that are allowed in the underlying zoning district. The allowable density is limited to the density allowed in the underlying zoning district; however, it does allow for an applicant to request modifications to dimensional criteria, such as parcel size and setbacks. In this case, the proposed density is consistent with the density allowed if the property were developed with 1 acre lots; however, the lot size has been reduced to provide the opportunity to cluster the development, leaving Ash Canyon Creek entirely on the open space parcel. The minimum lot size is proposed at 29, 300 square feet (approx. 0.67 acres).*

2. **Is there a plan afoot for future cutting through of Washington Street? I would hope not, as this would create a raceway loop. Additionally, it would increase traffic on lower Washington Street. Having lived at one time on Washington around from the Governor's mansion for 30 years, I can tell you that traffic can already be a problem for youngsters making their way home from school, and I would hate to see that traffic increase.**

*This particular project is removed from any potential connection to Washington Street.*

3. **Your flyer shows an outlined area where the proposed housing will be, but it does not show the placement of the lots or green space intended. We need to see the configuration you plan.**

*Please refer to the link for the agenda and staff report (below). If you scroll through the agenda to the item 13.C you will see there is another link that will take you to the staff report and supporting documentation. The Tentative Map begins at page 40 and will show you the proposed layout of the lots, common open space parcel, roadway, etc. I would encourage you to read the staff report for additional information regarding the project.*

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4. **If there is a wildfire (as has happened in the area in the past), you show only one egress. Isn't that a little dangerous?**

*The Fire Department has reviewed the project. The Fire code does not require a second exit due to the low number of homes proposed. The area is not in the identified Wildland Urban Interface area of Carson City and therefore does not have additional requirements related to fire safety. The wildfire threat has also been reduced in that area due to fuel reduction treatments west of the proposed development.*

**5. Will there be a neighborhood association? CC&Rs?**

*There will be a homeowner's association or similar entity for maintenance of the private road, common open space areas, and landscaping. The draft CC&R's are included in Appendix G (pg. 119) of the staff report packet (follow the link provided in my response to #3 above).*

**6. Does the 11.95 acres in question include the 3.75 acres of open space? If so, you are actually subdividing only 8.25 acres into residential lots.**

*Please refer to my response to #1 above.*

Regarding your question #7, sent in a separate email. I am consulting with other staff members to respond to your question. I will provide the response as soon as possible.

Thank you,

Heather

*Heather Ferris*

*Planning Manager*

*108 E. Proctor Street*

*Carson City, NV 89701*

*775-283-7080*



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**From:** Planning Department <planning@carson.org>

**Sent:** Wednesday, May 19, 2021 5:15 PM

**To:** Heather Ferris <HFerris@carson.org>

**Subject:** FW: May 26/2021 hearing on proposed subdivision on west side of Longview Way

Hope Sullivan, AICP

Community Development Director

108 E. Proctor Street

Carson City, NV

775-283-7922



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**From:** Janet Anderson <[onecarsonjj@att.net](mailto:onecarsonjj@att.net)>

**Sent:** Wednesday, May 19, 2021 4:21 PM

**To:** Planning Department <[planning@carson.org](mailto:planning@carson.org)>

**Subject:** May 26/2021 hearing on proposed subdivision on west side of Longview Way

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I have the following questions/comments regarding the proposed subdivision on the west side of Longview Way, which I would ask to be addressed at the May 26 hearing and also to have the questions addressed in writing to me in an email as well.

1. If the current zoning is Single Family I acre, why should residents in the neighborhood be asked to agree to a more dense zoning for this area, when there is currently nearby housing on I acre lots valued at more than \$1 million? Why shouldn't the Single Family I Acre zoning be kept in place?
2. Is there a plan afoot for future cutting through of Washington Street? I would hope not, as this would create a raceway loop. Additionally, it would increase traffic on lower Washington Street. Having lived at one time on Washington around from the Governor's mansion for 30 years, I can tell you that traffic can already be a problem for youngsters making their way home from school, and I would hate to see that traffic increase.
3. Your flyer shows an outlined area where the proposed housing will be, but it does not show the placement of the lots or green space intended. We need to see the configuration you plan.
4. If there is a wildfire (as has happened in the area in the past), you show only one egress. Isn't that a little dangerous?
5. Will there be a neighborhood association? CC&Rs?
6. Does the 11.95 acres in question include the 3.75 acres of open space? If so, you are actually subdividing only 8.25 acres into residential lots.

I look forward to your written reply, and if my health allows, I will be in attendance at the May 26 hearing.

Janet G. Anderson

## Heather Ferris

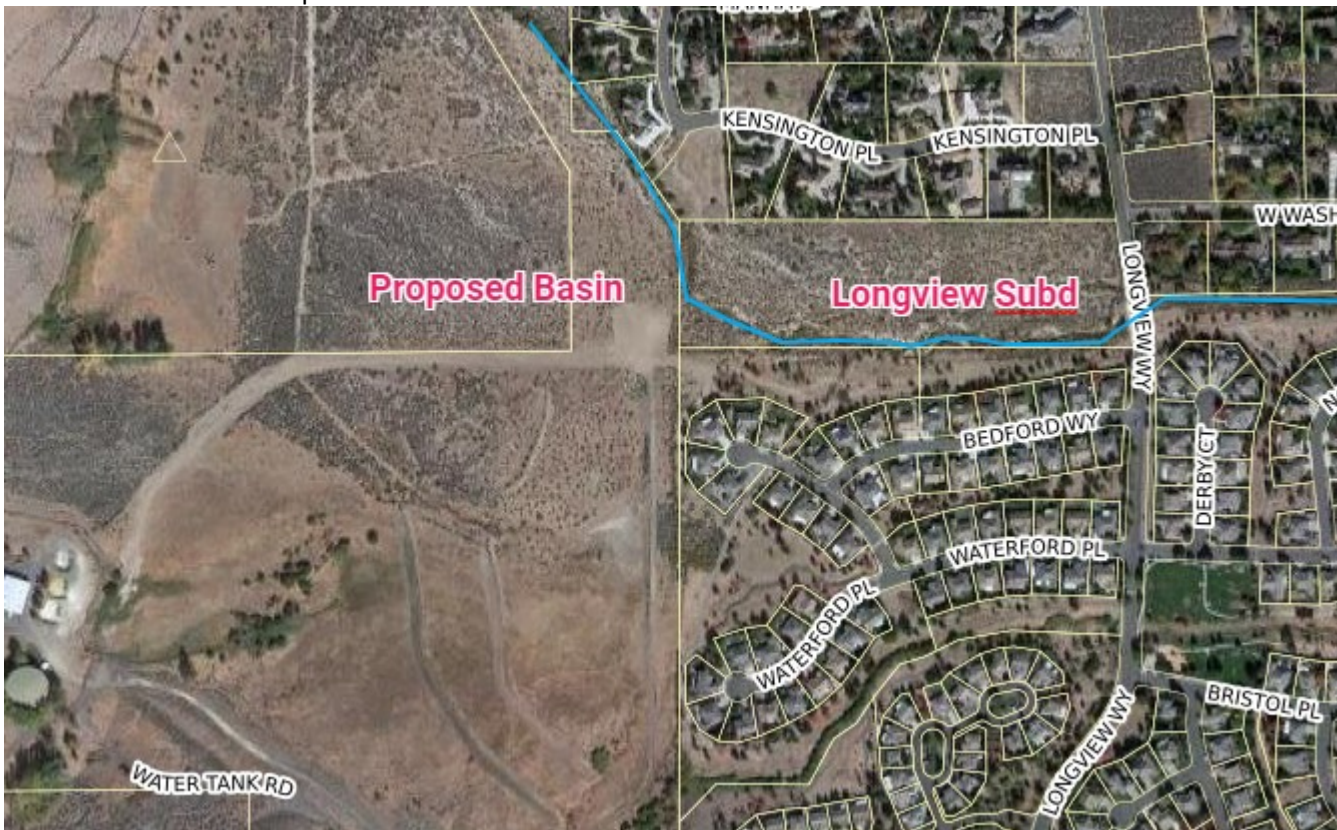
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**From:** Heather Ferris  
**Sent:** Thursday, May 20, 2021 3:52 PM  
**To:** onecarsonjj@att.net  
**Subject:** RE: Addition to previous email regarding proposed Longview subdivision

Janet-

Our Stormwater Manager has offered the following information in response to your final question.

The proposed area for the basin would be west of the Longview Subdivision. The basin would impact the subdivision nor would the subdivision impact the basin.



I hope this email as well as my previous correspondence help to answer your questions. Please feel free to contact me with additional questions/concerns.

Heather

*Heather Ferris  
Planning Manager  
108 E. Proctor Street  
Carson City, NV 89701  
775-283-7080*





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**From:** Planning Department <planning@carson.org>  
**Sent:** Wednesday, May 19, 2021 5:15 PM  
**To:** Heather Ferris <HFerris@carson.org>  
**Subject:** FW: Addition to previous email regarding proposed Longview subdivision

Hope Sullivan, AICP  
Community Development Director  
108 E. Proctor Street  
Carson City, NV  
775-283-7922



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**From:** Janet Anderson <[onecarsonjj@att.net](mailto:onecarsonjj@att.net)>  
**Sent:** Wednesday, May 19, 2021 4:41 PM  
**To:** Planning Department <[planning@carson.org](mailto:planning@carson.org)>  
**Subject:** Addition to previous email regarding proposed Longview subdivision

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Sorry. One additional question to go with my previous email regarding the proposed Longview subdivision.

7. There is a plan at this time regarding West Carson City Area Drainage, which will be up near the area of the proposed Longview Subdivision. Will the subdivision impact that plan? Will the drainage plan have any impact on the subdivision? Can you show on your map of the area where that drainage project is in relationship to the proposed subdivision?

Janet G. Anderson

## Heather Ferris

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**From:** Hill, John <John.Hill@ladwp.com>  
**Sent:** Tuesday, May 25, 2021 8:55 AM  
**To:** Heather Ferris  
**Subject:** RE: [EXTERNAL] RE: PUD 2021 0132

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thank you for the information.....please include the correspondence.

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**From:** Heather Ferris <HFerris@carson.org>  
**Sent:** Monday, May 24, 2021 2:24 PM  
**To:** Hill, John <John.Hill@ladwp.com>  
**Subject:** [EXTERNAL] RE: PUD 2021 0132

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**EXTERNAL EMAIL!** This email was generated from a non-LADWP address. If any links exist, do not click/open on them unless you are 100% certain of the associated site or source. ALWAYS hover over the link to preview the actual URL/site and confirm its legitimacy.

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John-

The Stormwater Manager has provided the following information.

The PUD mitigation would not affect Mr. Hill's property. His land is directly north of the PUD, see below.



The PUD will not change Ash Creek Flow. The flood protection for the PUD are two channels. The proposed berm is actually going to be a channel dug into the ground directing any flow back to Ash Creek, when necessary. The mitigation channel will provide some protection to the proposed PUD. There are existing features upstream of Kingston Park which provide some protection for Kingston Park.

Please confirm whether or not you would like this correspondence forwarded on to the Planning Commission for their consideration on 5/26.

Thank you,

Heather

*Heather Ferris*  
*Planning Manager*  
*108 E. Proctor Street*  
*Carson City, NV 89701*  
*775-283-7080*



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**From:** Hill, John <[John.Hill@ladwp.com](mailto:John.Hill@ladwp.com)>  
**Sent:** Monday, May 24, 2021 12:00 PM  
**To:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>  
**Subject:** PUD 2021 0132

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Hello Heather,

I am an owner of a lot in Kingston Park at 2750 Kensington Pl. I would like to know what this proposed PUD will change the Ash Canyon creek flow. The floodplain Mitigation map indicates a proposed berm. Will this provide additional protection to the Kingston Park lots on Kensington? What materials will make up the berm? Please describe the remedial action.

Thank you

John Hill

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## Heather Ferris

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**From:** Planning Department  
**Sent:** Monday, May 24, 2021 8:43 AM  
**To:** Heather Ferris  
**Subject:** FW: Planned unit development PUD 2021-0132

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hope Sullivan, AICP  
Community Development Director  
108 E. Proctor Street  
Carson City, NV  
775-283-7922



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**From:** Kristin Robison <akjarobison@gmail.com>  
**Sent:** Sunday, May 23, 2021 7:51 PM  
**To:** Planning Department <planning@carson.org>; Glenn Robison <grobison70@gmail.com>  
**Subject:** Planned unit development PUD 2021-0132

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I am submitting these questions for my Parents, who reside at 2651 Kensington Pl., which is adjacent to the proposed lots.

1. Several homeowners have invested significant infrastructure in walls that surround their property. What provisions are to be made so that the integrity of these walls are intact during construction? (i.e. tying into the wall, building earth up against the wall, etc.) Or would you entertain having a pathway between the current residences and the proposed lots to create a natural aesthetic buffer to protect this investment?
2. Water has historically flown through the area. Will there be a rise in elevation on the proposed lots? If so how much vertical height is proposed?
3. Would you consider giving adjacent homeowners the right of first refusal to purchase the lots?

Thank you for your consideration of our concerns.  
Mary and Glenn Robison

Submitted with permission by Andrew Robison



## Heather Ferris

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**From:** elphranko <elphranko@yahoo.com>  
**Sent:** Tuesday, May 25, 2021 2:23 PM  
**To:** Heather Ferris  
**Subject:** RE: PUD-2021-0132  
**Attachments:** 20210525\_125142.jpg; 20210525\_124827.jpg; 20210525\_124034.jpg

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Thank you for the info. Here are some photos I'd like the commission to see. This is a Wash that runs through the proposed property and it's from when the water runoff is more than Ash Creek can handle.  
Thank you

Frank MacDonnell  
(702) 772-5086

Sent from my Sprint Samsung Galaxy S20 Ultra 5G.

----- Original message -----

From: Heather Ferris <HFerris@carson.org>  
Date: 5/25/21 1:16 PM (GMT-08:00)  
To: elphranko@yahoo.com  
Subject: PUD-2021-0132

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*Heather Ferris*

*Planning Manager*

*108 E. Proctor Street*

*Carson City, NV 89701*

*775-283-7080*





<South

North>

Ash Creek

wash



Longview Way



Longview Way

South ↗

↙ North





Longview Way

South

**Wash**

North



## Heather Ferris

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**From:** Susan Pansky <[sdpansky@gmail.com](mailto:sdpansky@gmail.com)>  
**Sent:** Wednesday, May 26, 2021 3:53 AM  
**To:** Randall Rice; Heather Ferris; Guillermo Munoz  
**Cc:** 'Tim Russell, P.E., WRS'; Micah Laack, P.E.  
**Subject:** RE: Adams Estate PUD - Request for Waiver of Sidewalk Requirement on interior road

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Thanks very much!

Susan

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**From:** Randall Rice <[RRice@carson.org](mailto:RRice@carson.org)>  
**Sent:** Tuesday, May 25, 2021 5:13 PM  
**To:** Susan Pansky <[sdpansky@gmail.com](mailto:sdpansky@gmail.com)>; Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>; Guillermo Munoz <[GMunoz@carson.org](mailto:GMunoz@carson.org)>  
**Cc:** 'Tim Russell, P.E., WRS' <[trussell@LumosInc.com](mailto:trussell@LumosInc.com)>; Micah Laack, P.E. <[mLaack@lumosinc.com](mailto:mLaack@lumosinc.com)>  
**Subject:** RE: Adams Estate PUD - Request for Waiver of Sidewalk Requirement on interior road

Hi Susan,

As long as the roadway and right-of-way widths are unaffected by this waiver and we are still getting City standard street prism otherwise, Engineering is ok with waiving the sidewalk requirement due to this being a privately maintained road.

RR



**Randall Rice, MSc, PE** | City Engineer  
Public Works Department | Carson City  
3505 Butti Way, Carson City, NV 89701  
Direct: 775-283-7378 | Email: [RRice@Carson.org](mailto:RRice@Carson.org)



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**From:** Susan Pansky <[sdpansky@gmail.com](mailto:sdpansky@gmail.com)>  
**Sent:** Tuesday, May 25, 2021 4:00 PM  
**To:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>; Guillermo Munoz <[GMunoz@carson.org](mailto:GMunoz@carson.org)>; Randall Rice <[RRice@carson.org](mailto:RRice@carson.org)>  
**Cc:** 'Tim Russell, P.E., WRS' <[trussell@LumosInc.com](mailto:trussell@LumosInc.com)>; Micah Laack, P.E. <[mLaack@lumosinc.com](mailto:mLaack@lumosinc.com)>  
**Subject:** Adams Estate PUD - Request for Waiver of Sidewalk Requirement on interior road

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Hi Heather – on behalf of the Adams Foundation, I would like to request a waiver to the sidewalk requirements for the internal street of the proposed Adams Estates PUD. The development consists of only 12 parcels and will be served by a

private, gated roadway. We believe because of the private nature of the roadway as well as the limited number of residences on it, that access to the trail and open space on the west side can be achieved through just the roadway without sidewalks. The walkability of the Adams Estates PUD would function in the same way as the surrounding developments of Kingston Park and Long Ranch Estates (Kings Canyon Highlands), on either the streets or pathways within the open space. Thank you for your consideration.

*Susan Pansky, AICP*

**Susan Pansky Planning**

615 Ubaldo Court

Reno, NV 89521

(775) 250-7981

[sdpansky@gmail.com](mailto:sdpansky@gmail.com)