

# NO SLAUGHTER HOUSE

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
1.	SMITH	CATHERINE	/	(775) 315-7128	89403
2.	Davis	Wina		(775) 400-9746	89403
3.	Smith	Alicia		(775) 301-7385	89403
4.	Smith	Denise		775 315-7128	89706
5.	Higgins	Ron	/	775 301-6012	89706
6.	Stephan	Annie		Annie Stephan	
7.	Wilson	ANDRIA		505-515-7417	89701
8.	Woods	Lindsey		775-291-0025	89701
9.	MOORE	LOH		775-431-9954	89444
10.	Sellers	Joseph			89460
11.	Ward	HOLLIE		(601) 965-9098	89706
12.	Stumpf	BARBARA		(775) 730 733	89705
13.	Jelle	KELLY		(775) 400 2735	89705
14.	Dobce	Temple		(775) 443-6295	89701
15.	Cobee	La Mora		(775) 901-3458	89701
16.	Sharon	Wooding		(775) 267-4373	89701

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	LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
1.	Cunningham	Kenneth	ccinRenald@aol.com	(775) 257-6333	89701
2.	BRIGGS	MICHELE		775-240-9496	89512
3.	LESTER	Brian	bclstar51@gmail.com	775-720-0077	89703
4.	WITHROW	KRISTIN	info@lostartgraphics.com	775-220-7440	89701
5.	CRUZ	DAVID	Daveycruz@gmail.com	775-309-3776	89705
6.	CHRISTIAN	TAMMY	4947@aol.com TAMMYCHRISTIAN	702-609-4610	89706
7.	Peterson	Shana	clearwaterphoto	775-443-0944	89706
8.	Aldivar	Ardenne		775-882-1600	89706
9.	Christian	Michael		775-230-8222	89706
10.	Amanda	Jackson	mandybernard@jain.com	775-220-4708	89701
11.	ANGELA	SHINE	goventyav@gmail.com	775-220-3688	89701
12.	JUSTIN	SHINE	JSHINE@jain.com	775-720-3050	89701
13.	ATKINS	RICHARD	ATKINS HOUSE OF CARPET.COM	775-882-6400	89701
14.	Over	Garret	Garret@over.net	775-450-5180	89706
15.	HIXON	Will	Grogowayreen@NV@gmail.com	775-291-2421	89403
16.	HIXON	GEORGE	Fotang & Solen	775-600-9785	89403



# NO ON [proposed] SLAUGHTERHOUSE50!

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	NAME	EMAIL	ZIP CODE
1.	Cheryl Brookes	Cherdy57@hotmail.com	89703
2.	KATE BACKSTANT	central@FRONTIER.COM	89701
3.	Suzanne Fox	Xiaotuli2@aol.com	89703
4.	Loretta Marcin	ccdesertrose@yahoo.com	89706
5.	Anthony Marcin	ll ll	89706
6.	ROXANNE YOUNG	barjr10@aol.com	89701
7.	Jim Young	BARJR10@aol.com	89701
8.	Tanya Wiligan	princessTanya@bt.com	89706
9.	Vivian Spiker	vspikerccna@gmail.com	
10.	Deborah Lynn Hudgens	bluesblast@comcast.net	89701
11.	Carmen Mesa	CarmenMesa@Comcast.net	89706
12.	Juan Luis Aguilera Mesa	JuanLuisAguileraMesa@comcast.net	89706
13.	PAMELA ELDRIDGE	pastrypam@hotmail.com	89703
14.	Dore Horenstein	MONGOBOP@AOLMAIL.COM	89103
15.	Christina Alvarez	christinacalvarez@yahoo.com	89706
16.	Robert Alvarez	robertpaulalvarez@yahoo.com	89706
17.	LIN NARY	llynary@outlook.com	89703
18.	Jim Shick	We have great flowers here	89701
19.	Nancy Lester	nancyjlester@gmail.com	89703
20.	Guy W. Farmer	GW2138@aol.com	

# NO ON [proposed] SLAUGHTERHOUSE50!

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	NAME	EMAIL	ZIP CODE
1.	BRIAN LOSTER	bcloster51@gmail.com	89703
2.	Donna Maxwell	drivers5@me.com	89701
3.	Roger Maxwell	rogermaxwell@sbcglobal.net	89701
4.	Laura Lawrence	laurasyd1123@gmail.com	89703
5.	JOHN KAZMAR	<del>#</del> jdkz30@gmail.com	89701
6.	Kathleen Franco Simmens	kfranco5@gmail.com	89701
7.	James Howard	mylanlan2002@yahoo.com	89701
8.	Lorri Cerrantes	morethansong03@aol.com	89706
9.	Janice Jackson	jacks4@aol.com	89703
10.	John R. Jackson	jacks4@aol.com	89703
11.	Nathaniel Killgore	Nathanielkillgore@yahoo.com	89701
12.	BARBARA CAVANAGH	barbara.cavanagh@ATT.NET	89703
13.	Leslie Smith	lesliecsmith@gmail.com	89701
14.	Barbara Mathers	SOLRUS89703@hotmail.com	89706
15.	Amy Duteh	PORSCHEPIKE@GARY@YAHOO.COM	89441
16.	MARVIN ROFF	EVOCMAN@COMCAST.NET	89703
17.	Tommy Hoches	627 MARTIN ST. CC, NV 89703	89703
18.	Jana Arger	jzav@me.com	89706
19.	Paula Billman	pbilltx@gmail.com	89706
20.	Janna Colazzi	somanyroads@sbcglobal.net	89701



NW 4/19

# NO ON SLAUGHTERHOUSE 50

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
1.	Burt	Laurie			89706
2.	Burt	John			89706
3.	Buttner	Diane		(775) 882-2884	89706
4.	<del>Buttner</del>	Bob		(775) 270-7018	89706
5.	Howard	Diane	jingsie@charter.net	(775) 882-2786	89706
6.	HOWARD	GEORGE	" "	" "	" "
7.	McFarlin	Kathleen	frances.marion@yahoo.com	775.221.4100	<del>89706</del>
8.	Barbn	Barbara			89706
9.	Robinson	Madeline	None	775-461-3416	89706
10.	Geordge	Alisha	None	775-461-3416	89706
11.	Geordge	John	None	775-461-3416	89706
12.	Robinson	Marge	None	775-461-3416	89706
13.	Dempsey	MARK	"	720-3640	89706
14.	"	CARRIE	"	<del>775-882-1024</del>	"
15.	KUNKLE	DIANE	"	775-883-7014	89706
16.	KUNKLE	WALTER	"	"	89706
17.	Gentile	Miriam	"	"	89706
18.	"	ABASTA	"	"	89706
19.	Riippi	Glendelin	kriippi@charter.net	882-5911	89706
20.	Brown	Dwanda	blondie.mandag@charter.net	(775) 781-1472	89706
21.	Bihag	Rocky	@yahoo.com	"	"
22.	Pickard	MICHAEL	<del>pickard</del>		89706
23.	Nielsen	Matt	None	775-690-0690	89706
24.	Nielsen	Catherine	None	775-690-0690	89706
25.	BOSS	KEVIN			89706
26.	DETAVIS	John	John deTavis a yahoo		89706

NO ON SLAUGHTERHOUSE 50

# NO SLAUGHTER HOUSE

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
1.	Borecki	Aaron	aaronkuhn2756@gmail.com	775 721-5883	89701
2.	Anthony	Jonette	NONUTTO@aol.com	775-230-2711	89701
3.	Pilant	Kathryn	kpturtles60@gmail.com	(775) 301-3976	89703
4.	MORRIS	Tim	DALTON6@gmail.com	775 721 5224	89704
5.	Meelner	Alastair	TICAMON@gmail.com	775 431 2045	89704
6.	Nicholas	SHARON			89410
7.	Robinson	Christie	crbriinson0224@gmail.com	775 291-3020	89701
8.	Crowl	Lisa	291111@comcast.net	720-409-8150	89701
9.	Nelson	Jessica	Jessnel1523@hotmail.com	775 315 5551	89423
10.	Rodriguez	Marcos	m.rodriguez.felix@gmail.com	775-515-2750	89701
11.	Connolly	Robbin	asperaxbl@gmail.com	775 691 5684	89706
12.	Connolly	Stephen	sconnolly2@yahoo.com	775 691 5430	89706
13.	Fleenor	Jacos	Jake Fleenor87@gmail.com	775-450 4432	89423
14.	Fleenor	Erica		775 450 6750	89423
15.	Borecki	Emily		(907) 322-0088	89701
16.	Cunningham	Cindy	CCIN@CENOCENTRI.COM	(775) 257-6133	89701

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Jaqueline Zamora  
Address 4999 HWY 50 E #30  
Phone # 7752205739 Email Address \_\_\_\_\_  
Signature(s) Jaqueline Z.

Name (Printed) Tom Stanley  
Address 1193 CHARARRAN DR, CARSON CITY  
Phone # \_\_\_\_\_ Email Address TOMSTANLEY1@GMAIL.COM  
Signature(s) Tom Stanley

Name (Printed) PAMELA SPRAGUE  
Address 4540 MORGAN MILL RD  
Phone # ~~9074555421~~ Email Address PHONE 907322-9454  
Signature(s) P Sprague

Name (Printed) FRANK BORECKI  
Address 9540 MORGAN MILL RD  
Phone # (907) 322-9464 Email Address BORECKIFRANK@YAHOO.COM  
Signature(s) Frank Borecki

Name (Printed) Ana Winston  
Address 1975 Empire Ranch Rd  
Phone # 775-885-8062 Email Address \_\_\_\_\_  
Signature(s) A. Winston

9/39

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Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) GLENN CONANT & ALINE CONANT  
Address 4554 CLUBHOUSE WAY CARSON CITY NV 89701  
Phone # 775-430-6455 Email Address akaspuds@charter.net  
Signature(s) [Signature] [Signature]

Name (Printed) Jeremiah Fred + Lina Carlson  
Address 14 Millman Way  
Phone # 5303181694 Email Address germy@rockefm.com  
Signature(s) [Signature] [Signature]

Name (Printed) Rene Pizzo clothe Howards  
Address 4990 August Drive - C.C.  
Phone # 503-702-5715 Email Address rene.don@ccgmail.net  
Signature(s) [Signature]

Name (Printed) Diane Howard  
Address 4990 August Drive  
Phone # 882-2786 Email Address jingie@charter.net  
Signature(s) [Signature]

Name (Printed) Arrel Ponce  
Address 4999 Hwy 50E #30  
Phone # 775 400 4969 Email Address \_\_\_\_\_  
Signature(s) [Signature]

I OPPOSE The special use permit approved by the Planning Commission because it will cause great harm to the health, safety, + general welfare of Carson City citizens

NAME	EMAIL	ZIP Code
1. Barbara	SOLROS89703@hotmail.com EMPRESA IZCH IZJ	89706
2. DAVID GILKAM	SFPDRETTO@GMAIL.COM	89707
3. Christie Bird	swb1719@msn.com	89701
4. Suelmi Herrera	Suelmi.h@outlook.com	89701
5. Dana Robbers	danar55@yahoo.com	89701
6. JAMES G. ROBBERS	jamm49@gmail.com	89701
7. Irma (maria) Wilson	maria.wilson2@sbcglobal.net	89701
8. Merlyn Payne	Sandhillseye@gmail.com	89701
9. SOL SHECK	LACY SOL@SBCGLOBAL.NET	89701
10. Delaney Sheck	Lacy Sol@SBCGLOBAL.NET	89701
11. Tom STANLEY	TOMSRETIRED1@GMAIL.COM	89703
12. Maria Geavra	Seguramaria773@icloud.com	89701

3-

~~3-15-13~~

Spiranza Montanez 89701

4. Maxine Nietz nevadamax@usa.com 89703

Peter Bader peba2540@outlook.com 89706

16. GREN CONANT ukaspuds@charter.net 89701

17. ALINE CONANT

Heslie Palmer <sup>Heslie Palmer</sup> hpalmer777@caltek.com 89703

19. James Jacobs jrjacobs@gmail.com 89701

Yukiko Hayashi " "

20. Quincy Wylie

21. Jeremiah Friel gemg@rocketmail.com 89706

22. Lorri Cervantes morethanasony03@Aol.com 89706

23. Sandra Guaglianone ceciliapip@gmail.com 89701

UPDATED 10-20-21

13/39

Bader + James signed on-line petition

*Brian Ballard*

Brian Ballard  
Haven Ballard  
**Zehindgen**  
(775) 646-9331

(775) 431-9005

~~Aval~~  
(775) 550-2714

~~Greg Henderson~~  
(775) 301-6795

Agencia M. Glies  
(775) 721-8304

Michael Fisher  
(775) 750-9481

WINONA DEAN  
(775) 720-0514

Rodger Rakow  
(775) 720-0514

~~Shirley Frost CVM~~

~~and then the copy~~

~~copy to~~

~~copy to~~

Should be outside the city limits

Outside city limits

~~not okay~~

~~not ok town would be better~~

SAME as ABOVE

Small business owner across Hwy 50 and Small would be bad for business  
Outside city limits -

ON SUN

## NO ON [proposed] SLAUGHTERHOUSE50!

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	NAME	EMAIL	ZIP CODE
1.	Erinn Compton	ErinnKaty.ater@gmail.com	89703
2.	Erica Ayala	<del>erica.ayala</del>	89511
3.	Bailey Lewis	baileyjelewis@yahoo.com	89703
4.	Olivia Feliz	felizolivia@gmail.com	89706
5.	Grace Wiseman	gwiseman98@gmail.com	89701
6.	Gwen Hopper	ghopp69@aol.com	89703
7.	Patti Isaman	Carsoncitymom@yahoo.com	89703
8.	Scott Matthews	scottemathews@gmail.com	89706
9.	Maria Sauter	msauter@ATT.net	89701
10.	Saundra Tophia	babiedot7@gmail.com	89701
11.	Paige Emslie	pmemslie@gmail.com	89701
12.	<del>Janet Fudge</del>		89701
13.	Melissa Goodman	melsiejgoodman@gmail.com	89706
14.	Shayla C. Hipe	huchbroker21@gmail.com	89703
15.	Tracy Rieckhoff	tracyjohnson7@gmail.com	89703
16.	Elmer Rieckhoff	erieckhoff@amgh.org	89703
17.	Danielle Dubois	dd2471@yahoo.com	89433
18.	Gary Cain	garycain1961@yahoo.com	89705
19.	Terese Forde	terryforde123@gmail.com	89703
20.	Konnie McGruder	konniekmcgruder	89703

# Petition

## Sign Up Sheet

### DOWNTOWN 2020 GROUP

#### APPEAL THE SLAUGHTER HOUSE

10-23-2021

Passed by the Planning Commission on Wed. September 29. Located at Hwy. 50 E. directly across from Carson Towing and next door to Villa Sierra Mobile Home Park

	NAME	E-MAIL	ZIP CODE
1	Marcus Marcheges	Marcus @ capactbnv.com	89701
2	Philip Stanley	stanleyph@me.com	89701
3	John Stanley	JILL.STANLEY@GMAIL.COM	89703
4	Tom Stanley	TOMSTANLEY@GMAIL.COM	89703
5	Sharon Stanley	dondysm@comcast.net	89701
6	Wendy Stanley	NICK.STANLEY@GMAIL.COM	89703
7	Sharon Stanley	jskiermar@sbaglobal.net	89703
8	Wendy Stanley	wendy.obrien@yahoo.com	89705
9	Heather Conroy	heatherc@aol.com	89705
10	[Signature]	JOSHUAMASROICH@yahoo.com	89701
11	Martha Casarart	MarthaCasarart@aol.com	89706
12	[Signature]		89706

# Sign Up Sheet

## DOWNTOWN 2020 GROUP 501C3

### APPEAL THE SLAUGHTER HOUSE

10-7-21

Passed by the Planning Commission on Wed. September 29th. Location is at hwy. 50 E. directly across from Carson Towing and next door to Villa Sierra Mobile Home Park

16/35

	NAME	PHONE	EMAIL	zip code
1	Doreen Mack <i>Doreen Mack</i>	775-885-2444 (office)	Loftyexpressions@sbcglobal.net	89701
2	Lloyd Mack <i>Lloyd Mack</i>	775-882-6225 (Home)	Lloyd.Visionaries@gmail.com	89701
3	Lillean Cavilio Blewett <i>Lillean Cavilio Blewett</i>	725 230 9438 cell	lilleancavilio@gmail.com	89703
4	Teri Sparks <i>Teri Sparks</i>	775.315.2740	teri.lunn1217@gmail.com	89701
5	Natalie Blewett <i>Natalie Blewett</i>	775-920-8511	natalie-blewett@yahoo.com	89706
6	Gina Spence <i>Gina Spence</i>	408-239-6732	givespence@hotmail.com	89703
7	Patricia Ledezma <i>Patricia Ledezma</i>	(775)297-1225	pledzma11@gmail.com	89703
8	Brittany Gathin <i>Brittany Gathin</i>	775-309-7907	brittany5022@yahoo.com	Work 89701 89403
9	Laura Cumbr <i>Laura Cumbr</i>	775-544-4711	reachykeen28@yahoo.com	89521
10	Rhonda Metz <i>Rhonda Metz</i>	775-450-6977	rhondametz@msn.com	89703
11	Sharon Bremer <i>Sharon Bremer</i>	775-301-4260	shbraverdds@gmail.com	89703
12	Sue Kottke <i>Sue Kottke</i>	(775) 220-0659		89703

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Laura A. Brauo  
Address 4999 Hwy 50 E # 19  
Phone # 775 2291-5566 Email Address \_\_\_\_\_  
Signature(s) Laura A. Brauo

Name (Printed) Crescencio Muñoz  
Address 4999 HWY 50 E SP 19  
Phone # 775 220 4085 Email Address \_\_\_\_\_  
Signature(s) Crescencio Muñoz

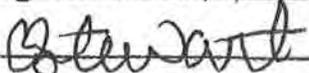
Name (Printed) Maria del Carmen Mesa  
Address 4999 Hwy 50 E # 16  
Phone # (775) 671-8889 Email Address Carmenmesa06@gmail  
Signature(s) [Signature]

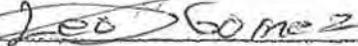
Name (Printed) R Vega  
Address 4999 Highway 50 # 20  
Phone # 720 1635 Email Address \_\_\_\_\_  
Signature(s) R Vega

Name (Printed) ROZARIO Aguilar  
Address 4999 High way 50 # 20  
Phone # 720 1635 Email Address \_\_\_\_\_  
Signature(s) Rozario Aguilar

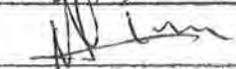
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Name (Printed) Charlotte Stewart  
Address 4999 US Hwy 50 E #1 Carson City 89701  
Phone # 775 220 4597 Email Address cstewartaka@yahoo.com  
Signature(s) 

Name (Printed) Leopoldo Gomez Bueno  
Address 4999 US Hwy 50 E #2 CCNV 89701  
Phone # 775-443-27-43 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Marina Mata Alcalá  
Address 4999 US Hwy 50 E #2 CCNV 89701  
Phone # 775-230-98-87 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Arturo Luna  
Address 4999 US Hwy 50 E #8 CCNV- 89701  
Phone # 775 (709 5552) Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Jessica Resendez  
Address 4999 US Hwy 50 E #13 Carson City, NV 89701  
Phone # (775) 868-8758 Email Address itblejess@gmail.com  
Signature(s) 

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Name (Printed) Jose Bravo  
Address 4999 Hwy 50 SPC # 23  
Phone # 323) 864 6797 Email Address \_\_\_\_\_  
Signature(s) Jose Bravo

Name (Printed) Maria Magdalena Avelar Orzuna  
Address 4999 Hwy 50 SPC # 22  
Phone # 775 400 44 04 Email Address \_\_\_\_\_  
Signature(s) Magdalena Orzuna

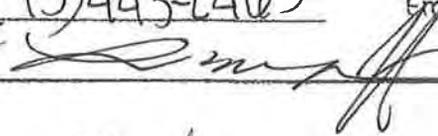
Name (Printed) Fernando Pimentel Estrada  
Address 4999 Hwy 50 SPC # 22  
Phone # 775 220 79 14 Email Address \_\_\_\_\_  
Signature(s) Fernando Pimentel

Name (Printed) Lyla Myrick  
Address 4999 Hwy 50 E SPC # 25  
Phone # 775-885-8791 Email Address \_\_\_\_\_  
Signature(s) Lyla Myrick

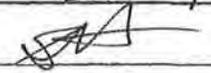
Name (Printed) Adeline Anderson  
Address 4999 Hwy 50 E SPC # 25  
Phone # 775-885-8791 Email Address \_\_\_\_\_  
Signature(s) Adeline Anderson

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Name (Printed) Lorena Herrera Munoz  
Address 4999 Hwy 50 East #24 Carson City NV  
Phone # (775) 443-2463 Email Address 2619 lorenah@gmail.com  
Signature(s) 

Name (Printed) Martina Munoz  
Address 4999 Hwy 50 E. #24 Carson City NV  
Phone # 775-443-0604 Email Address N/A  
Signature(s) Martina Munoz

Name (Printed) Suelmi Herrera  
Address 4999 Highway 50 E #24  
Phone # 775-350-4413 Email Address SuelmiH@outlook.com  
Signature(s) 

Name (Printed) Eliseo Herrera  
Address 4999 Hwy 50 East #24  
Phone # (775) 671-4403 Email Address N/A  
Signature(s) Eliseo Herrera

Name (Printed) Miguel Herrera  
Address 4999 Highway 50 e #24  
Phone # (775) 230-9078 Email Address miguelolmce@icloud.com  
Signature(s)  Miguel H

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Barb Mathers  
Address 12 Bryan Circle  
Phone # 775-291-3242 Email Address solros89703@hotmail.com  
Signature(s) [Signature]

Name (Printed) Cory Mathers  
Address 12 Bryan Circle  
Phone # 724-421-5757 Email Address Futureactr9901@yahoo.com  
Signature(s) [Signature]

Name (Printed) Martha Ortega  
Address 507 Raven Circle  
Phone # 775 671 5568 Email Address \_\_\_\_\_  
Signature(s) [Signature]

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

✓  
By signing this petition, I express opposition to the future  
"Carson Valley Meats" slaughter house, which will be located  
on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero  
"Carson Valley Meats", en el futuro, estará ubicado en Hwy  
50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Maria Sanchez  
Address 4999 US Highway 50 East #26  
Phone # 775-671-1162 Email Address lupitanv83@yahoo.com  
Signature(s) Maria Sanchez

Name (Printed) Elvira Villa  
Address 4999 HWY 50E #34  
Phone # 775 393 0235 Email Address \_\_\_\_\_  
Signature(s) Elvira Villa

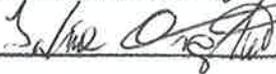
Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_ 22/39

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Julio Arzate  
Address 4999 US Hwy 50 E Spc 12  
Phone # 775 446 9936 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Sandra Lopez  
Address 4999 Hwy 50 E Sp 18  
Phone # (775) 720-3160 Email Address NA  
Signature(s) 

Name (Printed) Raymond Wungrenca  
Address 4999 US Hwy 50 E Spc 4  
Phone # 882-6303 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Chris Stewart  
Address 4999 US Highway 50 East Spc 1  
Phone # 775 446 0567 Email Address cstew22@yahoo.com  
Signature(s) 

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Maria OFelia  
Address 4999 Hwy 50 E. #37  
Phone # 775 469 08 44 Email Address \_\_\_\_\_  
Signature(s) ~~MA~~ Maria O Ramirez

Name (Printed) Jorge R Zavella  
Address 4999 Hwy 50 E. #37  
Phone # 775. Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Elvira Villa V  
Address 4999 HWY 50 E #34  
Phone # 775 393 02 35 Email Address \_\_\_\_\_  
Signature(s) Elvira

Name (Printed) Jose A. Gomez  
Address 4999 - US HWY 50 HSP. 29-  
Phone # (775) 690 6526 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_ 24/39  
Signature(s) \_\_\_\_\_

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Kalirica López  
Address 4999 Hwy 50 #46  
Phone # 775) 775-301 7816 Email Address \_\_\_\_\_  
Signature(s) Kalirica López

Name (Printed) GHistent Partida  
Address 4999 Hwy 50 #46  
Phone # 775) 301-7816 Email Address \_\_\_\_\_  
Signature(s) GHistent Partida

Name (Printed) Antonio Partida  
Address 4999 Hwy 50 #46  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) Antonio Partida

Name (Printed) Novia Guerra  
Address 4999 US Hwy 50 #43  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) Novia Guerra

Name (Printed) Alyssa Hernandez  
Address 4999 US Hwy 50 #41  
Phone # 775-339-1058 Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

25/39

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Yanelly Sargado  
Address 4999 Highway 50 Est  
Phone # (775) 508-3125 Email Address Yanesalgado@icloud.com  
Signature(s) Yanelly Sargado

Name (Printed) Sandra Gomez  
Address 4999 Highway 50 Est.  
Phone # (775) 230-6621 Email Address Sandragomez2@ad1.com  
Signature(s) Sandra Gomez

Name (Printed) Sovaida Bustamante  
Address 4599 Hwy 50E Spc 45  
Phone # (775) 242-1452 Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) Carlos Palacios  
Address Carlos Palacios, 4999 Hwy 50 # 47  
Phone # 775-502-5330 Email Address \_\_\_\_\_  
Signature(s) Carlos Palacios

Name (Printed) Jesus Rangel (Rajel)  
Address 4999 Hwy 50 E Spc # 45  
Phone # 775-247-4888 Email Address Rangel, Jesus 98@gmail.com  
Signature(s) [Signature] 26/39

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed)

Address 4999 Hwy 50 E SPC #8 Carson City NV. 89701

Phone # (775) 400-4957

Email Address —

Signature(s) Irma Sanchez

Name (Printed) Mayra Cuatrecasas

Address 4999 US Hwy 50 E SPC #11 Carson City NV - 89701

Phone # (775) 297-5891

Email Address —

Signature(s) MLC

Name (Printed) Luis Godinez

Address 4999 US Hwy 50 E SPC #11 Carson City NV 89701

Phone # (775) 297-5891

Email Address —

Signature(s) [Signature]

Name (Printed) Maura Hernandez

Address 4499 US Hwy 50 E SPC 12 Carson City NV

Phone # (775) 443-0093

Email Address —

Signature(s) Maura Hernandez

Name (Printed) Emilio Onesto

Address 4499 US Hwy 50 E SPC 12 Carson City NV

Phone # (630) 808-9015

Email Address —

Signature(s) Emilio Onesto

27/39

# NO SLAUGHTER HOUSE

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
1	Lopez	Bernardo	81102798@gmail.com	775 445 0685	89701
2	Lopez	Bernardo	Bernardol1@gmail.com	775 690 8032	89701
3	Lopez	Rosa	Palomamurazlopez@att.net	775 841 0613	89701
4	Camp	Veronica	Vcamp2002@gmail.com	775 220 6483	89703
5	Budger	Dave	daverbudger@gmail.com	775-226-4826	89706
6	Beaver	Janet	11love.mtn.view@yahoo.com	400 5701	89701
7	Beaver	MARY	Beavenone@yahoo.com	400 5694	11
8	Poehlman	Jesslyn	Jesslynmaxine@gmail.com	775 741 6960	89701
9	FRAZIER	Diane	DIANE818552000@yahoo.com	775-350-9468	89706
10	Rodriguez	Vanessa	Vizcaino224@gmail.com	775-515-2749	89701
11	Camp	Wes	Wescamp2002@yahoo.com	775 230 2441	89703
12	Dulise	Danielle	dulidani@isu.edu	530 828 4097	89423
13	Lopez	Adrian	Adrianlopez2@iMac.com	775 219 1128	89701
14	Hensley	Paul	pandrh60@aol.com	775 681 6189	89706
15	Hensley	Diane	pandrh60@aol.com	775 681 6189	89706
16	Connolly	Cassie	cassieconnolly2@yahoo.com	775 450 1150	89704

# NO SLAUGHTER HOUSE

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
17	Connolly	Sean	Seanconnolly@hotmail.com	775 691 6890	89706
18	Keehne	Michael	mpkeehne2014@gmail.com	503-610-3622	89706
19	Christina	Keehne	christinalee01@gmail.com	775-224 8038	89706
20	ALT	Randy	RALT70	775 615-1675	89706
21	Courney	Lee	courneyalee@yahoo.com	775-315-1455	89706
22	Stroud	Phillip		775 508 6573	89701
23	Wilson	Russ	2074 Divot Rd CK	505 239-2622	89701
24	FRASER	Kristina		775 781 3286	89701

# NO SLAUGHTER HOUSE

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
Pilant	Kimberly	29n22ly4u@gmail.com	775-301-0715	89703
Pilant	Marie	marie.whatsupdoc@gmail.com	(775) 301-2769	89703
Pilant	Tony	tonypilant@gmail.com		89703
Inglina	Gail	gail89701@yahoo.com	775-230-9485	89701
INGLINA	Mel	MELINGLINA@gmail.com	775-750-5185	89701
Sanders	Jeffrey	j.sanders@comcast.com	775-852-5471	89701
Glover	Nathan	i need moar \$ fam 925@gmail.com		89706
Keith	Steven	STEVENKEITH75@yahoo.com	775-508-9111	89701
Dyllan	Dunbar			89701
Bowen	Allison	Allison 228@gmail.com		89701
Santos	Benjamin	benrantos223@gmail.com		89701
Tuttle	Sasha	Whamboiw11@gmail.com	530-307-2678	89705
Frazier	Diane			89706
Johnson	Connie	Connie Johnson 313@mail.com	443-7681	89429
<del>DONUT</del> Hulet	Donut	dLhuen@msn.com	775-720-4265	89701
JONES	CLIFFORD	CLIFFJONES@gmail.com	775-461-0164	89701

16

# NO ON [proposed] SLAUGHTERHOUSE50!

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity; and due to negative environment impacts.

	NAME	EMAIL	ZIP CODE
1.	LISA Bohan	lisabohan21@aol.com	89703
2.	Sam Moore	SJMOUREJR@GMAIL.COM	95666
3.	David Billman	debillman@yahoo.com	89706
4.	Betty Holmes	4bettyholmes@gmail.com	89701
5.	Lori Heath	lori.heath1137@att.net	89701
6.	Vicki Omnes	2005KATO@gmail.com	89703
7.	Jacquelyn Leap	3894 Knoblock Rd	89706
8.	Constance Cumming	cs.cumming@gmail.com	89701
9.	GERRY FUTORAN	3870 S. CURRY ST. CC 89703	89703
10.	Dolores Pringle	1159 W 5 <sup>th</sup> St. CC	89703
11.	Tim Arpene	1161 W 5 <sup>th</sup> CC	89703
12.	Christine Annagh	603 Crain St.	89703
13.	Wendy Brown	663 Crain St.	89703
14.	Carol & Wally	669 Crain St.	89703
15.	Jim Moore	1114 PATTON ST.	89703
16.	Annal White	1116 Patton St.	89703
17.	Suzanne Marx	talhoetenderloins@gmail.com	89703
18.	Andy Jaeger	ajaeger56@gmail.com	89703
19.	Carolyn & Tate	csdemar@gmail.com	89703
20.	Schels Shelly Young	SchelsJ@Comcast.com	89703

# NO ON [proposed] SLAUGHTERHOUSE50!

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity; and due to negative environment impacts.

	NAME	EMAIL	ZIP CODE
1.	Ruth Fitzgerald	MRSR FITZ17@gmail.com	89703
2.	Kathryn Miles	Katiemiles216@gmail.com	89703
3.	Cilless Neihart	cillessneihart3@gmail.com	89703
4.	Larry Neihart	fayeneihart@gmail.com	89703
5.	Faye Neihart		89703
6.	Shiloh Neihart		89703
7.	Wassaph		89703
8.	Arita Greene	wassaph@yahoo.com	89703
9.	Lona White	LWhite1947@shcglobal.net	89703
10.	Russ Co Co	rcofferman@gmail.com	89703
11.	Tina Donnels	tina.donnels@red.com	89703
12.	Juan Lopez		89701
13.	Ralph Selders	rh.selders@gmail.com	89706
14.	Cassi Selders	figsnursery@gmail.com	89703
15.	Paulette Abril	pauletteabril190@gmail.com	89703
16.	Angel Abril	angel-abril-91@hotmail.com	89703
17.	JEAN KVAM	KVAM.JEAN@GMAIL.COM	89703
18.			
19.			
20.			

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

LAST NAME	FIRST NAME	EMAIL	PHONE	ZIP CODE
Sether	Mary		775-882-7458	89703
Doenges	Vicki	pkdoenges@gmail.com	801-641-1620	89703
Maurer	Diane	DianeMaurer@gmail.com	775-720-8453	89703
Maurer	Thomas	tom@mawerball.com	775-720-8453	89703
Supera-Smith	Lynn	DaveandLynn08@gmail.com	925-719-2827	89703
Smith	David	DaveandLynn08@gmail.com	925-719-2827	89703
Alsup	Drew	Drewalsup@gmail.com	775-430-3734	89703
Alsup	Cole	StealthyCole@yahoo.com	775-600-5280	89703
Harris	Dawn	dawn_rhawn@yahoo.com	775-685-0638	891703
Muscott	Elanore	edick9@gmail.com		89703
Arnold	Lue		1-775-681-7035	89703
Melhus	Moe			89703
Holland	Keith			89703
Zacharias	Sonia			89703
<del>RJONES</del> R. JONES	Ron		885-8251	89703
Howe	Kristy	Kristy.howe@isu.edu	530-574-0871	89703

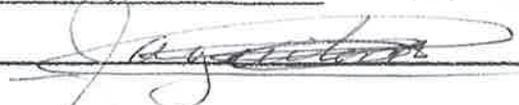
# NO ON [proposed] SLAUGHTERHOUSE50!

I OPPOSE the special use permit requested by Carson Valley Meats because it will be a detriment to the use, peaceful enjoyment, economic value of surrounding properties or the general neighborhood; and it will cause OBJECTIONABLE noise, odor, dust, and physical activity.

	NAME	EMAIL	ZIP CODE
1.	Ferry Mc Gowan	FerryMcGowan@gmail.com	89703
2.	Axel Ponce	4999 US Hwy 50	89701
3.	Bryan Lopez	4999 US Hwy 50	89701
4.	Franco Lopez	4999 US Hwy 50	89701
5.	Armando Andros	4999 US Hwy 50	89701
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By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) JUSTINO AGUILAR-NAVARRO  
Address 1121- JANAS WAY CARSON CITY NV 89701  
Phone # 775-781-1881 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Axel Ponce  
Address 4999 US Hwy 50  
Phone # 775 400 4969 Email Address \_\_\_\_\_  
Signature(s) 

Name (Printed) Jaqueline Zamora  
Address 4999 US Hwy 50  
Phone # 775 220 5739 Email Address \_\_\_\_\_  
Signature(s) Jaqueline Z.

Name (Printed) JUAN POREZ  
Address 4999 US HWY 50 SP 2/8  
Phone # 775 350 4891 Email Address \_\_\_\_\_  
Signature(s) JUAN POREZ

Name (Printed) LIZBON DIA CASAS  
Address 9999 US HWY 50 SP 28  
Phone # 775 230 6987 Email Address \_\_\_\_\_  
Signature(s) Lu

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) FRANCO MORALES  
Address \_\_\_\_\_  
Phone # 907 360 3738 Email Address rubenmorales@hotmail.com  
Signature(s) [Signature]

Name (Printed) Franco Castillo  
Address \_\_\_\_\_  
Phone # 775 671 8935 Email Address FCASTILLO@GMAIL.COM  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

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Name (Printed) Aurelio Mejorado  
Address \_\_\_\_\_  
Phone # 775 291 3799 Email Address \_\_\_\_\_  
Signature(s) Aurelio Mejorado

Name (Printed) Paul Reed  
Address \_\_\_\_\_  
Phone # 915 526 0356 Email Address \_\_\_\_\_  
Signature(s) Paul Reed

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_ 3/31

By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .

Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .

Name (Printed) Santos Villagran  
Address 2776 Foxhill dr. Carson City NV 89701  
Phone # (775) 224-3983 Email Address colmez1412@yahoo.com  
Signature(s) 

Name (Printed) Luz A.  
Address 1121 Janac Way Carson City NV 89701  
Phone # 775 461-3203 Email Address Luzaguilar9611@gmail.com  
Signature(s) Luz M. Aguilar

Name (Printed) Itzel M.  
Address 600 Hot springs Rd. Sp. 45  
Phone # 775-683-0567 Email Address Jimenezitzel2002@gmail.com  
Signature(s) Itzel Mata

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

**By signing this petition, I express opposition to the future "Carson Valley Meats" slaughter house, which will be located on Hwy 50 , East of Detroit St., Carson City, NV .**

**Su firma en esta petición expresa su oposición al matadero "Carson Valley Meats", en el futuro, estará ubicado en Hwy 50 y al este de la calle Detroit, Carson City, NV .**

Name (Printed) Gerardo Hernández Nuño.  
Address 1761 Brown St Apt 213  
Phone # (405) 816-1103 Email Address farmerzap@gmail.com  
Signature(s) Gerardo Hernández

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name (Printed) \_\_\_\_\_  
Address \_\_\_\_\_  
Phone # \_\_\_\_\_ Email Address \_\_\_\_\_  
Signature(s) \_\_\_\_\_

Name	City	State	Postal Cod	Country	Signed On
Jennifer Verive				US	10/19/2021
Robin Rowe	Carson City	NV	89701	US	10/19/2021
John Siever	Carson City	NV	89701	US	10/19/2021
Kathleen L Franco Simmor	Carson City	NV	89701	US	10/19/2021
Debbie Howard	Reno	NV	89506	US	10/19/2021
Joseph Howard	Reno	NV	89506	US	10/19/2021
Tana Bryan	Carson City	NV	89701	US	10/20/2021
LuAnn James	Carson City	NV	89706	US	10/20/2021
Roylen Stack	Carson City	NV	89701	US	10/20/2021
Kathleen Biagi	Carson City	NV	89701	US	10/20/2021
Gloria Lerma	Carson City	NV	89703	US	10/20/2021
Mildred Cossel	Dayton	NV	89403	US	10/20/2021
Katie Huff	Santa Clarita	CA	91355	US	10/20/2021
Diana DiNucci-Maher	Carson City	NV	89721	US	10/20/2021
Alisha Logsdon	Carson City	NV	89701	US	10/20/2021
Marcey Newell	Carson City	NV	89703	US	10/20/2021
Jody Cory	Carson City	NV	89706	US	10/20/2021
Bill Miller	Carson City	NV	89701	US	10/20/2021
Dave Newell Newell	Carson City	NV	89701	US	10/20/2021
Astrida Winterberg	Reno	NV	89511	US	10/20/2021
Peter Bader	Carson City	NV	89706	US	10/20/2021
Toni Baxter	Carson City	NV	89706	US	10/20/2021
Lori Esber	Carson City	NV	89706	US	10/20/2021
Deanna Fine	Carson City	NV	89701	US	10/20/2021
Sharon Alexander	Carson City	NV	89701	US	10/20/2021
Kimberly Hallock	Carson City	NV	89706	US	10/20/2021
Robyne Fay	Carson City	NV	89703	US	10/20/2021
Elaine McWhorter	Washoe Valley	NV	89704	US	10/20/2021
Christina Griffith	Carson City	NV	89703	US	10/20/2021
Jeannie Johnson	Carson City	NV	89706	US	10/20/2021
Christine Labrenz	Virginia City	NV	89440	US	10/20/2021
Charlotte Stewart	Carson City	NV	89701	US	10/20/2021
Andrea Negrón	Buffalo		14225	US	10/20/2021
Mandy Ehrlich		KS		US	10/20/2021
Michelle Walsh	Shingle Springs	CA	95682	US	10/20/2021
Mia Porter	Harrisburg		17109	US	10/20/2021
Diane Bieniek	Carson City	NV	89701	US	10/20/2021
Kyndall hallock	Atlanta		30316	US	10/20/2021
Jack Kross				US	10/20/2021
Madison Calvert	Los Angeles		90043	US	10/20/2021
Leela Xie	Clarksburg	MD	20871	US	10/20/2021
Shirley McCreary	Knoxville		37918	US	10/20/2021
M. Browning	Chandler		85224	US	10/20/2021
Samuel Delarosa-Rein	Oshkosh		54902	US	10/20/2021
Alaina Garcia	Charlotte		28226	US	10/20/2021
Gloria Navan	Lawrenceville	GA	30042	US	10/20/2021

Antonio Ferry	Las Vegas		89101 US	10/20/2021
Alex Hawkins	Phoenix		85044 US	10/20/2021
Linda Weinstein	Rocky Mount		27804 US	10/20/2021
Emely Astorga	Modesto		95350 US	10/20/2021
Guadalupe Tellez	Beaverton		97005 US	10/20/2021
Nicole Boland	Akron		44314 US	10/20/2021
Wendy Bowman	Lacey		98503 US	10/20/2021
Cynthia Braga	Burlingame		94010 US	10/20/2021
Virginia Seals	Carson City	NV	89701 US	10/20/2021
Donna Campbell	Sacramento	CA	95815 US	10/20/2021
Kayla Skrof	Placentia		92870 US	10/20/2021
danny george			US	10/20/2021
Adrian Rivera	Syracuse		13014 US	10/20/2021
Matthew Cole	Sunnyvale		94087 US	10/20/2021
Nova Broessel	Tempe		85281 US	10/20/2021
JANET Inzeo	Poughkeepsie		US	10/20/2021
Katherine Gramoglia	Riverside		92503 US	10/20/2021
lezti mortega	Nashville		37298 US	10/20/2021
Yasmine Horton	Bessemer		35020 US	10/20/2021
Trew Papuga	Columbus		43214 US	10/20/2021
Christina Alvarez	Carson City	NV	89706 US	10/20/2021
Nick Conti	Carson City	NV	89706-055 US	10/20/2021
Maxine Liebendorfer	Carson City	NV	89701 US	10/20/2021
Rebecca Foster	Carson City	NV	89701 US	10/20/2021
Robert Alvarez	Carson City	NV	89701 US	10/20/2021
Joe Person	Carson City	NV	89701 US	10/20/2021
Donna Minatra	Lebanon	TN	37090 US	10/20/2021
Patricia Steere	Carson City	NV	89701 US	10/20/2021
Liliana Wilson	New Braunfels	TX	78130 US	10/20/2021
Wade Jones	Tulare		93274 US	10/20/2021
lou belser	Madison		7940 US	10/20/2021
Kayleigh May	Phoenix		92801 US	10/20/2021
Kim Miranda	Galveston		77550 US	10/20/2021
xxuyhgdwuiqhjvgc adfbse	Los Angeles		US	10/20/2021
David Brown	Johns Island		29455 US	10/20/2021
Wendy Lunt	Carson City	NV	89701 US	10/20/2021
Eric Connors	Wappingers Falls		12590 US	10/20/2021
Roger Kulp	Albuquerque	NM	87112 US	10/20/2021
Alex Heikes	Dillsburg		17019 US	10/20/2021
Ella Ortiz	Brooklyn		11226 US	10/20/2021
nia phu	Montebello		90640 US	10/20/2021
Kaylin McDaniel	Orlando		32839 US	10/20/2021
Malina Williams	Apache Junction		85120 US	10/20/2021
Mark Davis	Hicksville		11801 US	10/20/2021
Waldemar Morales	Dunkirk		14048 US	10/20/2021
Tom Rowbottom	Riverton	NJ	8077 US	10/20/2021
Kt Hertfelder	Ballwin		63011 US	10/20/2021

Karthick Anbalagan	Frisco	TX	75034 US	10/20/2021
Amethyst Eddings	San Antonio		78213 US	10/20/2021
Klifton Anthony Morris	South Plainfield		7060 US	10/20/2021
Anna Laidler	East Stroudsburg		18301 US	10/20/2021
Jaime Teele	Waco		76710 US	10/20/2021
TROY JAMES	Clifton	NV	7014 US	10/20/2021
Dale Finley	Carson City	NV	89701 US	10/21/2021
Cynthia Merrell	Carson City	NV	89706 US	10/21/2021
Sebastaion Rucci	Burlington		27215 US	10/21/2021
Ethan Anderson	La Vista		68128 US	10/21/2021
Michael Pedersen	Naperville	IL	60563 US	10/21/2021
hunter wells	Bristol		6010 US	10/21/2021
heather owen	Boston		2118 US	10/21/2021
Julia Benner	University Park		16802 US	10/21/2021
Angel Lopez	Marietta		30008 US	10/21/2021
Kimberly Fletcher	Atlanta		30311 US	10/21/2021
Angie Lavoie	Great Falls		22066 US	10/21/2021
Demi Marae		NC	US	10/21/2021
Jim Racobs	Carson City	NV	89701 US	10/21/2021
Jennifer Mickel	Carson City	NV	89706 US	10/21/2021
Claudia Jones	Carson City	NV	89703 US	10/21/2021
Beth Kruse	Carson City	NV	89705 US	10/21/2021
Rhonda Hough	Carson City	NV	89703 US	10/21/2021
Seth McCorkle	Reno	NV	89506 US	10/21/2021
Cindy Gladwell	Carson City	NV	89701 US	10/21/2021
Donna Figroid	Dayton	NV	89403 US	10/21/2021
Nathaniel Killgore	Carson City	NV	89701 US	10/21/2021
jane peters	Carson City	NV	89701 US	10/21/2021
Cristina Hughes	Carson City	NV	89703 US	10/21/2021
Steve Allison	Hermitage		37076 US	10/21/2021
Samantha Jones	Carson City	NV	89701 US	10/21/2021
James Hollensteiner	Las Vegas		89134 US	10/21/2021
Kevin Sanchez	Los Angeles		90003 US	10/21/2021
Amanda Meglio	Carson City	NV	89701 US	10/21/2021
Amanda L	Carson City	NV	89703 US	10/21/2021
jamie woltz	Minden	NV	89423 US	10/21/2021
Brewer Kristen	Carson City	NV	89706 US	10/21/2021
Rachel Sherrod	Carson City	NV	89701 US	10/21/2021
Debbie deJarnette	Carson City	NV	89701 US	10/21/2021
Jana Azar	Carson City	NV	89706 US	10/21/2021
Shonna INGRAM	Carson City	NV	89706 US	10/21/2021
Sharon Black	CARSON CITY	NV	89706 US	10/21/2021
Carolyn Furin	Stockton	CA	95206 US	10/21/2021
Jerry Bryan	Carson City	NV	89701 US	10/21/2021
Laura Dani Mulevicz Ahea	Carson City	NV	89701 US	10/21/2021
Carol Mead	Carson City	NV	89703 US	10/21/2021
Dennis Mead	Carson City	NV	89703 US	10/21/2021

Tracey Rendinelli	Carson City	NV	89703	US	10/21/2021
Reta Hanks	Carson City	NV	89703	US	10/21/2021
Robert Noto	Rochester		14624	US	10/21/2021
Claire Garcia	Carson City	NV	89701	US	10/21/2021
Ursula Schneeberger	Ursula	NV	89705	US	10/21/2021
jeff orticerio	North Providence		2911	US	10/21/2021
bella desouza	2155		2155	US	10/21/2021
Josh Standiford	Lake Zurich	IL	60047	US	10/21/2021
Vivian Spiker	Carson City	NV	89701	US	10/21/2021
Russ Wilson	Carson City	NV	89706	US	10/21/2021
SAM Aguilar	Carson City	NV	89706	US	10/21/2021
Taunee Jensen	Reno	NV	89521	US	10/21/2021
Richard angel	Carson City	NV	89701	US	10/21/2021
Stevens Heather	Carson City	NV	89706	US	10/21/2021
Wade McMasters	Carson City	NV	89701	US	10/21/2021
Cynthia Allen	Lawre	GA	30043	US	10/21/2021
Lizzy McMasters	New Washoe C	NV	89704	US	10/21/2021
Jack Parker	Carson City	NV	89706	US	10/22/2021
Sheila Hood	Carson City	NV	89701	US	10/22/2021
Hettrick Stephen	Carson City	NV	89701	US	10/22/2021
Lori Gray	Valencia	CA	91354	US	10/22/2021
Joel Joseph	Brooklyn		11210	US	10/22/2021
Alejandra Paniagua	Belle Glade		33430	US	10/22/2021
wendy peddicord	Watsonville		95076	US	10/22/2021
Luevano Cinthia	Carson City	NV	89701	US	10/22/2021
Jacqueline Bryant	Carson City	NV	89706	US	10/22/2021
Chxrm King	Fairfax Station			US	10/22/2021
Madison Hayes	Terre is Haute		47805	US	10/22/2021
Tankis Frequatily				US	10/22/2021
Susan Robertson	Carson City	NV	89706	US	10/22/2021
Cathy Kenney	Carson City	NV	89703	US	10/22/2021
Shane Vanzant	Carson City	NV	89706	US	10/22/2021
Anjali and Nandini				US	10/22/2021
Aubrie Avery	polson		59860	US	10/22/2021
Ty Sandula	Chicago		604704	US	10/22/2021
Riley Mickelsen				US	10/22/2021
Dustin Buttner	Carson City	NV	89706	US	10/22/2021
VanZant Tania	Carson City	NV	89706	US	10/22/2021
Monica Marcinko	Carson City	NV	89701	US	10/23/2021
John Karg	Carson City	NV	89701	US	10/23/2021
Chris Carver	Carson City	NV	89701	US	10/23/2021
Kyle Mercure	Kailua Kona		96740	US	10/23/2021
Barbara Gregoroff	Palmer		99645	US	10/23/2021
Precious Adetula	Denton		1235	US	10/23/2021
Marvin Ruff	Carson City	NV	89703	US	10/23/2021
Jayden Cooper	Lexington		40504	US	10/23/2021
Ron OHare	Carson City	NV	89701	US	10/23/2021

Victoria Heffelfinger	Pittsburgh		15642 US	10/23/2021
Pilar Meza	Carson City	NV	89701 US	10/23/2021
Carmen Mesa	Hayward	CA	94545 US	10/23/2021
David Strull	Carson City	NV	89701 US	10/23/2021
Lacey Levitt	San Diego	CA	92120 US	10/23/2021
Hope Mckelvy	Montrose		81401 US	10/23/2021
Kristina Greer	Knox		46534 US	10/23/2021
“Tsuyu Asui”			US	10/23/2021
Elena Rodriguez	Cypress		77429 US	10/23/2021
DeanaShepard KrazyDaisy			US	10/24/2021
Alicia Hencley	Bellflower		90706 US	10/24/2021
Ilona Strull	Carson city	NV	89703 US	10/24/2021
Paula Spencer	Carson City	NV	89703 US	10/24/2021
Karen-Nicole Randel	Carson City	NV	89701 US	10/24/2021
Orosco Monique	Ventura	CA	93004 US	10/24/2021
Jennifer Perrow	Seattle	WA	98107 US	10/24/2021
seunggyu you	Lawrenceville		30044 US	10/24/2021
Gabe Lunsford	St Louis		63017 US	10/24/2021
Virginia DaSilva	Carson City	NV	89701 US	10/24/2021
Shamima Mannan	Queens		11372 US	10/24/2021
Elebel Flores	Van Nuys		91405 US	10/24/2021
Joyce Laura	Columbus	OH	43235 US	10/24/2021
Big Chungus			US	10/24/2021
Judith Rosato	Carson City	NV	89701 US	10/25/2021
Erica King	Methuen	MA	1844 US	10/25/2021
Roberta Martinoni	Carson City	NV	89706 US	10/25/2021
Stephan Robson	Eules	TX	76039 US	10/25/2021
Josephine Bechtel	Pottstown		19464 US	10/25/2021
sam contreras	fort collins		80526 US	10/25/2021
Joel Ward	Carson City	NV	89701 US	10/25/2021
Tammy Albertsen	Oakland	CA	94601 US	10/25/2021
Shirley Borgman	Carson City	NV	89701 US	10/25/2021
Candice Chartraw	Carson City	NV	89706 US	10/26/2021
Lynda Sieben	Carson City	NV	89703 US	10/26/2021
Marcia Cuccaro	Carson City	NV	89701 US	10/27/2021
Anne Bowen	Carson City	NV	89701 US	10/27/2021
Sarah Stjern	Everett		98208 US	10/27/2021
Jane Starratt	Carson City	NV	89703 US	10/27/2021
elizabeth saenz	fallon	NV	89406 US	10/27/2021
Paula Baum	Carson City	NV	89701 US	10/27/2021
Jessica Shaw	Rossville		38066 US	10/28/2021
Evelyn Cagnetti	Phoenix		85045 US	10/28/2021
Misty Smith	Saginaw	MI	48601 US	10/28/2021
Richard McConnell	Olympia Fields		60461 US	10/28/2021
Richard haberstroh	Bridgeton		63044 US	10/28/2021
Ma’lahni Doyle	Miami		33125 US	10/28/2021
bill myers	Clackamas		97015 US	10/28/2021

Mariana veloza	Gastonia		28052 US	10/28/2021
vedika arunkumar	Ashburn		20148 US	10/28/2021
Maribel Marulanda	New York		11106 US	10/28/2021
Yvette Rodriguez	San Francisco		94109 US	10/29/2021
Dennis Kaplan	Mayfield Heights	OH	44124 US	10/29/2021
Jean Sulimoff	Carson City	NV	89701 US	10/29/2021
Charlene Martin	Arlington	TX	76015 US	10/29/2021
Daren Cullen	Bend	OR	97701 US	10/29/2021
Gordon STANLEY	Carson City	NV	89703 US	10/29/2021
Aimee McDonald	Carson City	NV	89703 US	10/29/2021
Gail Gustafson	Carson City	NV	89701 US	10/29/2021
Jessica Xing	Boston		2115 US	10/29/2021
Guerin Sandra	Carson City	NV	89701 US	10/29/2021
Jalayah Watkins	Jackson		38305 US	10/29/2021
John Kline	Wayne		19087 US	10/29/2021
John Foody	Carson City	NV	89701 US	10/29/2021
Autumn McLane	Frisco		75035 US	10/29/2021
Barbie Moran	Las Vegas		89121 US	10/29/2021
Vanessa Mills	Grand Island		68803 US	10/29/2021
Tracy Hammond	Carson City	NV	89701 US	10/29/2021
Kaleem Wright	Elkins Park		19027 US	10/29/2021
Marielle Marne	Phoenix	AZ	US	10/29/2021
Amanda Bratlien	Winchester		92596 US	10/29/2021
Ashley Cain	Houston		77007 US	10/30/2021
Karen Cameron	Brooklyn		11233 US	10/30/2021
Roach Ruby	Carson City	NV	89706 US	10/30/2021
cyrus goldwater	Chapel Hill		27516 US	10/30/2021
Ashlyn Singh	Midrand		3310 US	10/30/2021
Vince L	Oviedo		32765 US	10/30/2021
Adriane Jones	Bakersfield		93305 US	10/30/2021
Alia Abel	Dallas		75001 US	10/30/2021
Leonora Zuti	Carson City	NV	89701 US	10/30/2021
Joseph Punchard	Arlington		22201 US	10/30/2021
Tagesech Wabeto	Philadelphia	PA	19103 US	10/30/2021
Symbolii Gill	Chandler		85225 US	10/31/2021
Alan Puckett	Mabelvale		72103 US	10/31/2021
Sean Nebeker	Carson City	NV	89701 US	10/31/2021
Thakor Ashvin	Morbi		363641 US	10/31/2021
Nadine Quaglietta	Plattekill		12589 US	10/31/2021
Liz Teixeira	Carson City	NV	89706 US	10/31/2021
Sammy Pratt	Kearney	MO	64060 US	10/31/2021
Brenda Collings	Berkeley	CA	94704 US	10/31/2021
Miley Fredenburg	Schenectady		12306 US	11/1/2021
Odnal Rivera	Wesley Chapel		33544 US	11/1/2021
Krista Ontiveros	Phoenix		85016 US	11/1/2021
Lacey Lambert	Ashley		43003 US	11/1/2021
Billie Davis	Bossier City		71111 US	11/1/2021

Sina Knell	Hillsboro		97124 US	11/1/2021
Josh Saucedo	Vancouver		98685 US	11/1/2021
ariel bernard	Trenton		8691 US	11/1/2021
William Larusso	Western		6855 US	11/1/2021
Kassidy Cook	Louisville		40214 US	11/1/2021
Hongwei Li	Princeton		8540 US	11/1/2021
djfaoiugjigahlegfd rtbgsnptjntzgsfjdik			US	11/1/2021
Mark Detretor	Fort Worth		76177 US	11/2/2021
Bill Bowers	Carson City	NV	89701 US	11/2/2021
Bradley Harris	Carson City	NV	9 US	11/2/2021
Taylor Smallwood	Stockbridge		30281 US	11/2/2021
Jhonvelson Miller	Montgomery		36116 US	11/2/2021
Kathryn Pilant	Carson City	NV	89703 US	11/2/2021
Jaden Storay	Greer		29651 US	11/2/2021
Lydia dAngelo	Portland		97209 US	11/2/2021
Edoardo Bruni	Biella		13900 US	11/2/2021
Knight Ronny	Marblehead	MA	1945 US	11/2/2021
William Reed	Carson City	NV	89706 US	11/3/2021
angela mclellan	Freeport		4032 US	11/3/2021
Aidan Chestnut	Akron		44307 US	11/3/2021
Steven Ortiz	Hollis		73550 US	11/3/2021
Robert Klayter	Los Angeles		90028 US	11/3/2021
Michael Rodriguez	Irving		75060 US	11/3/2021
Cheryl Fellows	Carson City	NV	89703 US	11/3/2021
Jacob Bushey	Las Vegas		89143 US	11/3/2021
Brody Kline	Lebanon		17042 US	11/3/2021
SHAUNNA BROWN	Grand Junction		81501 US	11/3/2021
Hadlee Walker	Orem		84057 US	11/3/2021
Jessica Jones	Rockwall		75087 US	11/3/2021
Talia Kraynak		GA	US	11/3/2021
Moises sanchez	Oxnard		93030 US	11/3/2021
Jamie Allen	Carson City	NV	89701 US	11/4/2021
Robert Allen	Carson City	NV	89701 US	11/4/2021
Sharon Gesick	Gualala	CA	95445 US	11/4/2021
Pablo Llamas	Pulaski county		72206 US	11/4/2021
Kylie Brinza	Aliquippa		15001 US	11/4/2021
Hongru Wang	Columbus		43201 US	11/4/2021
Destri Ferguson	Brea		92821 US	11/4/2021
Nitin Verma	Bronx		10455 US	11/4/2021
Mohammad Gholami	Newark		19725 US	11/4/2021
Michelle Saxman	Chambersburg		17201 US	11/4/2021
Bitchass Motherfucker			US	11/4/2021
Larry Price	Washoe Valley	NV	89704 US	11/4/2021
Beth Trumm	Galveston		77554 US	11/4/2021
Anya Baily	Boulder		80310 US	11/4/2021
Shawn Stuber	Wichita		0.67217 US	11/4/2021
Karen Herrera	South River		7107 US	11/4/2021

Birgul Fersat	Frisco		75033 US	11/4/2021
Casey Bunce	Erie		16509 US	11/4/2021
Jose Garcia	Carson City	NV	89701 US	11/4/2021
Mohanna Moggdm	New York City		10004 US	11/4/2021
Rosanne Guarneri	Edison	NJ	08820-101 US	11/4/2021
Brian Smith	Mount Laurel	NJ	8054 US	11/4/2021
Andreas Janssen			US	11/4/2021
Hayden Bell	Oklahoma City		73114 US	11/4/2021
Alicia Black			US	11/4/2021
Vivian Grace	Saint Louis		63126 US	11/4/2021
John Ydo	Haledon	NJ	7508 US	11/4/2021
Mojgan Firoozeh	Los angeles		3.65E+09 US	11/4/2021
Terry R.	Houston	TX	77075 US	11/4/2021
Erika Pruitt	Jersey City	NJ	7304 US	11/4/2021
Katrina Cooper	Dover		19904 US	11/4/2021
Shirley Chen	Elizabeth		7202 US	11/4/2021
Tammie Baldos	New Orleans		70121 US	11/5/2021
Valerie Kirkland	Mound House	NV	89706 US	11/5/2021
Maddox Ware	Peachtree City		30269 US	11/5/2021
jimmy Johnson	Springfield		65802 US	11/5/2021
Reagan Merriam	Reno	NV	89503 US	11/5/2021
donna gray	Carson City	NV	89703 US	11/5/2021
jim hogan	Carson City	NV	89703 US	11/5/2021
Robert Grillo	Chicago	IL	60660 US	11/5/2021
Katie Nicholson	Sacramento	CA	95864 US	11/6/2021
stephanie bloomfield	Jacksonville		32246 US	11/24/2021

SMITH AND HARMER, LTD.

ATTORNEYS AT LAW

502 NORTH DIVISION STREET  
CARSON CITY, NEVADA 89703-4103

JULIAN C. SMITH, JR.  
JOYLYN HARMER  
SANDRA F. MENDEZ, PARALEGAL

AREA CODE 775  
TELEPHONE 883-3200  
TELEFAX 883-7482

November 16, 2021

Carson City Planning Division  
108 E. Proctor Street  
Carson City, Nevada 89701

RE: Carson City Slaughterhouse

Dear Planning Commission:

I don't live in Carson City but I am heavily invested in Carson City and have practiced law there the past 50 years. It is important to me to know where my food comes from so I raise my own fruits, vegetables, and meat.

Four meat packers control the US beef, lamb, hog and chicken markets in the U.S. Half of them are foreign owned and refuse to disclose to the consumer the country of origin and all refuse to disclose to the consumer the country of origin of the meat they sell.

I challenge anyone against the Carson Valley Meat Processing Plant to station themselves outside of Wolf Pack meats in Reno and wait until they smell or hear any foul smells or animal cries. The wait time to have an animal processed at Wolf Pack Meats is currently several months. We need another modern meat processing facility to process our meats in a timely and quality manner.

The industrial zone selected by Carson Valley Meats and approved by the Planning Commission is the ideal central location for Carson Valley, Washoe Valley, Truckee Meadows, Lahonton Valley, and Mason Valley.

Sincerely,

SMITH AND HARMER, LTD.

By

  
Julian Smith  
Washoe Valley



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## opposition of the slaughterhouse location

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barbara asp <solros89703@hotmail.com>

Wed, Oct 13, 2021 at 9:04 AM

To: "ccpeacefulenjoyment@gmail.com" <ccpeacefulenjoyment@gmail.com>

I am absolutely against the proposed location of the slaughterhouse for Carson Valley Meats! A slaughterhouse does not belong within city limits, 900 feet away from the nearest residents and right by a water source !

Aside from the fact that Carson Valley Meats went about everything in a slimey way (giving little notice of the public meeting, changing the plan IN THE MIDDLE OF THE MEETING and not allowing additional public comment or asking for another meeting to be held after the public could review the new plan, and not being upfront with the facts of how much it would affect the peaceful enjoyment of the nearby neighbors, they are not a Carson City-based company, and we don't want them within city limits.

I am the most concerned for the residents who live in the mobile home park, especially the children. Hearing the noises of slaughtering animals is not something I would want my children to hear. We live about 3 miles away, and I'm concerned about the smell for our children. When the wind blows in the right direction, we can smell the sewer, and this slaughterhouse is even closer to us, so I can't even imagine how awful the smells will be for nearby residents.

I'm also concerned about the amount of water that will be required to run the slaughterhouse. 15,000 gallons is an insane amount of water! We live in a desert, and the planning commission just okayed a new car wash that will be using even more water. We do not have this amount of water in our city! This location is also near wetlands, and I don't want the residue from cleaning the animals to seep into the Carson river.

The increase in crime rates is also a concern, bringing a slaughterhouse to our area. I was born and raised in Carson, and the increase in crime we have seen over the years breaks my heart to see. We can't afford to add anything to our city that will further damage it.

The decrease in property value for nearby residents makes this location for the slaughterhouse a poor choice as well. Put yourself in the shoes of anyone who lives 900 feet away. Do you want a slaughterhouse in your backyard? I appreciate the motto at the planning commission meeting that several public speakers shared: "Don't slaughter our neighborhood!" Putting a slaughterhouse within city limits, so near to community members is wrong on every possible level and will definitely slaughter the neighborhood. This proposed location needs to be opposed, and the approval withdrawn to protect the health and safety of our citizens of Carson City. I oppose this location and ask that the Board of Supervisors oppose it as well.

Sincerely, Barb Mathers

p.s GREAT JOB Jennifer, Doreen, Maxine etc! I'm spreading the word and talking to tons of people, asking them to email to this email and to the editor and coming to the rally! Keep up the great work.

**From:** [Hope Sullivan](#)  
**To:** [Christie Overlay](#)  
**Cc:** [Heather Ferris](#)  
**Subject:** Fwd: no to slaughterhouse location  
**Date:** Tuesday, November 23, 2021 6:59:04 AM

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**From:** "barbara asp" <[solros89703@hotmail.com](mailto:solros89703@hotmail.com)>  
**Subject:** no to slaughterhouse location  
**Date:** 22 November 2021 22:43  
**To:** "Hope Sullivan" <[HSullivan@carson.org](mailto:HSullivan@carson.org)>

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I do NOT support the location of the slaughterhouse.

Sincerely,  
Barb Mathers

**From:** [barbara.asp](#)  
**To:** [Planning Department](#)  
**Subject:** no to slaughterhouse location  
**Date:** Monday, November 22, 2021 10:42:31 PM

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*Yes to the slaughterhouse = a NO vote at reelection!* I do NOT support the location of the slaughterhouse.

Sincerely,  
Barb Mathers



Jennifer Verive <jmverive@gmail.com>

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## Slaughterhouse comment

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**Claudia Jones** <claudiaandorville@gmail.com>  
To: jmverive@gmail.com

Wed, Oct 6, 2021 at 8:34 PM

I am very unhappy about the slaughterhouse going in Carson City. The home values will go down and the smell will be awful. This is the Capital of Nevada not a farm town where the slaughterhouse should be. The slaughterhouse will kill the home town feeling and ruin the town I raised in. I have left this town three times and always came back. Please do not kill the home town feeling.

Thank you Claudia Jones

Sent from my iPhone



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## Fwd: Slaughterhouse 50

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**Cindy Merrell** <cindy.merrell.7@gmail.com>  
To: CCPeacefulEnjoyment@gmail.com

Tue, Oct 12, 2021 at 3:01 PM

Sent from my iPhone

Begin forwarded message:

**From:** Cindy Merrell <cindy.merrell.7@gmail.com>  
**Date:** October 12, 2021 at 2:58:46 PM PDT  
**To:** [CCEO@carson.org](mailto:CCEO@carson.org)  
**Subject:** Slaughterhouse 50

Pursuant to the announcement of the proposed slaughterhouse in Carson City, I have researched the overall environmental impact this site would have. Though, myself along with most residents in Carson City are very much for businesses that bring revenue to our City, however, I do not agree with such a business in this small valley for the following reasons: The location, being in the vicinity of resident's homes whether it be a mobile home park or stick-built homes. The truck traffic, building lights and overall disruption of a quiet neighborhood, not to mention the odor permeating throughout the area and depending on the wind current, quite possibly throughout Eagle Valley. The environmental impact this business will create on the ground water, wetlands and our own Carson River and its tributaries. According to articles I have read, the byproducts from these businesses are highly toxic to the environment. In all research, there is discussion about the low hygienic status these businesses operate on, which is common sense.

We are not the only human generation nor species that will be impacted by the decision to build this slaughterhouse. Please think and plan ahead about the devastation that will be done to this beautiful area.

If you have any questions or concerns regarding this email, feel free to contact me.

Sincerely,  
Cindy Merrell Parker

Sent from my iPhone



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## Slaughterhouse on HWY 50

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Villa Sierra MHP <villasierra@boavidamhp.com>

Mon, Oct 11, 2021 at 10:44 AM

To: "ccpeacefulenjoyment@gmail.com" <ccpeacefulenjoyment@gmail.com>

Hi my Name is Charlotte Stewart, I'm the manager of the mobile home community approximately 900 ft west of the location of the new Carson Valley Meats slaughterhouse. Let me start by saying I'm not against slaughterhouses or having local meat that is not my issue with this. My issue is the location, I manage a community with over 100 residents that have been here for generations. They raise their children here myself included. I'm very concerned about the noise, smell, increase in crime, pollution, etc. associated with slaughterhouses. I realize that it will be a USDA plant and they have more regulations but if you do a search to look at similar operations they decrease home values and quality of life for residents in close proximity. Also there are several problems with the USDA being shorthanded in some places to the point they don't even fine for violations anymore. I'm concerned this will get in and have little oversight and no recourse for the residents impacted. My thoughts are if they could move to somewhere in Carson that has only industrial around it or even Silver Springs, Mound House, Washoe Valley, etc. some locations have sewer, water, etc. The location in a flood zone used to be the City of Empire how did it become zoned GI? I'm praying that the meat company finds a better place or that the appeal goes through so me and my resident's don't have to find out "if" this location is a problem or not. They really need a good location for this project but the proposed one doesn't seem to be the one. Why can't it go closer to the other loud industrial shops? It just doesn't make any sense why it would go so close to people's homes.

Thank you,

Charlotte Stewart

Villa Sierra MHP

4999 US HWY 50 E #1

Carson City NV 89701

(775) 885-9600

**From:** [Cheryl Rookwood](#)  
**To:** [Planning Department](#)  
**Subject:** Oppose proposed slaughterhouse: please forward to Commissioner Borders  
**Date:** Friday, December 3, 2021 2:55:44 PM

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Hello,

You may have noticed that we have been under an "inversion layer" with no air movement this week. Wouldn't it be awful, if on slaughter days, the stench and other offal remained in the air? I wouldn't want to go outside or open my windows, would you? It would be a terrible first impression of visitors to our pretty valley and would also be a sickening smell to endure for those living close to the slaughterhouse.

There are many reasons not to have a slaughterhouse in Eagle Valley. I respectfully request you vote no on this item.

Sincerely,  
Cheryl Rookwood

**From:** [Cheryl Rookwood](#)  
**To:** [Planning Department](#)  
**Subject:** Oppose proposed slaughterhouse: Please forward to Commissioner Kilgore  
**Date:** Friday, December 3, 2021 3:02:57 PM

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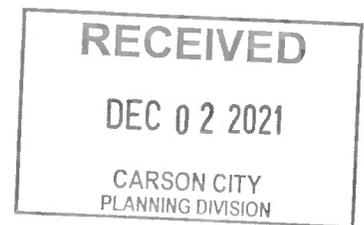
Hello,

You may have noticed that we have been under an "inversion layer" with no air movement this week. Wouldn't it be awful, if on slaughter days, the stench and other offal remained in the air? I wouldn't want to go outside or open my windows, would you? It would be a terrible first impression of visitors to our pretty valley and would also be a sickening smell to endure for those living close to the slaughterhouse.

There are many reasons not to have a slaughterhouse in Eagle Valley. I respectfully request you vote no on this item.

Sincerely,  
Cheryl Rookwood

I met you at the rally at City Hall. Thank you! I have sent the above message to the other commissioners.



## **Here are 33 Reasons why building a slaughterhouse in Carson City is bad for Neighbors, Businesses, the Carson River, Tourists, and Our Community Overall**

The support "for" the proposed SH is support for a "meat processing" plant in general. HOWEVER, the proposal is a request for a Special Use Permit (SUP) to operate such a business on a particular lot in our city. Whether a slaughterhouse is "good" is not relevant. The question at hand is whether a SUP should be granted to put such a business in a particular LOCATION. We assert that there are 33 reasons why a SUP for this particular location should be denied.

1. **There is NO NEED for this facility.** There is no market data to support the need for meat processing in Carson City. Especially with a facility being built on Buckeye Road in Gardnerville.
2. **The Carson City community does NOT support this facility.** We have over 700 signatures from Carson City residents on our petition to oppose the location of the proposed SH.
3. **Carson City is an URBAN County.** Carson is a designated US Metropolitan Statistical Area and is described by the NNDA as "the regional retail and commercial center for Northwestern Nevada".
4. **It's TOO CLOSE to residences and businesses.** It's ONLY 400 feet from the property line of the proposed facility to the property line of the nearest residential neighborhood.
5. **CVM does NOT have "the right" to build a SH in a GI zone.** This PARTICULAR GI Zone is unsuitable for a slaughterhouse because it is located near places people live, work, and recreate. Those uses were there first.
6. **It Violates Master Plan Principal 9: Stable, Cohesive Neighborhoods Offering a Mix of Housing Types.** The city has set the goal to work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods
7. **It Violates Master Plan Goal 9.3b: Maintain the quality and character of established neighborhoods.** Any way you measure it...the proposed facility violates the city goal to maintain the quality and character of established neighborhoods. The facility will negatively affect the neighborhoods of Empire Ranch, August Dr./Sunrise Dr., and Villa Sierra Mobile Home Park, as well as 2 major golf courses, several ball fields and tennis courts, and recreating on the Carson River.
8. **It Violates Master Plan Goal 9.3 2.1d: Land Use Friction Zones Discourage rezoning of properties that create "friction zones" between land uses.** The GI zone was designated AFTER neighborhoods were well-established. This GI Zone is not suitable for a slaughterhouse.
9. **It Violates Master Plan Goal 9.3 5.7f: Property Value Retention/Enhancement.** Home and property values in the area will be significantly adversely affected. (Greenfield, Toronto, Zillow Home Database)

10. **It will decrease Tourism as the Slaughterhouse Stigma permeates the Eastern Gateway to our City.** There will be a negative impact on tourists visiting Virginia City, and on people commuting to Dayton, Fallon, and the Tahoe Regional Industrial Center.
11. **It will adversely affect the use and peacefulness of historic sites.** Peaceful enjoyment of Empire Ranch Cemetery and historical markers will be impeded.
12. **It is detrimental to Peaceful Enjoyment: Noxious Odors from living animals. 60 to 120 animals produce, literally, tons of manure.** There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent or mitigate it. (Minnesota Pollution Control Agency, MIU Extension, RGJ 2021)
13. **It is detrimental to Peaceful Enjoyment: Noxious Odors from animal waste & carcasses.** 60 to 120 animals will produce, literally, tons of blood and disemboweled animal parts. There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent or mitigate it. (Minnesota Pollution Control Agency, MIU Extension, RGJ 2021)
14. **It is detrimental to Peaceful Enjoyment: Air Pollution.** The application describes NO air filtration system for living animals nor for harvesting activities. There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent or mitigate it.
15. **It is detrimental to Peaceful Enjoyment: Objectionable Noise from living animals.** Hungry, stressed animals vocalizing loudly – bellowing, bleating, and squealing. There is no mitigation of this in an outdoor corral, and no evidence that an indoor corral will prevent odors, noise, flies, or air pollution
16. **It is detrimental to Peaceful Enjoyment: Objectionable Noise from animals being slaughtered.** Animals “scream” from stress during the harvesting process. The application describes no noise abatement methods.
17. **It is detrimental to Peaceful Enjoyment: Physical Activity.** Noxious odors, noise, and air pollution, and swarms of flies will prohibit or severely curtail river-related recreation
18. **It will create traffic, increase vehicular accidents.** The applicant says that this is a regional issue – thus traffic on Hwy 50 (“Death Hwy”) will significantly increase from all directions.
19. **It will harm the health and general welfare of neighbors and people throughout the County.** *“Meat processing facilities face an enormous risk when it comes to bacterial growth and contamination, as well as pests such as flies and other insects.”* (foodsafedrains.com)
20. **There will be swarms of flies, mice, and coyotes. There is no vermin/pest management control described in the application (other than use of denature after harvest).** *“With all the safety issues and concerns that come with operating a successful meat-processing plant, the last thing a processor wants to worry about is an infestation of the four-or-more-legged variety. Mice, flies, roaches or any other kind of pest can lower the sanitary conditions of a facility, pose a risk to employee and food safety and generally make for an unpleasant working environment.”* (from The National Provisioner website)

21. **The application is woefully inadequate: incomplete, vague, and missing key components that address the Findings.** Passing the buck to other City departments is untenable given the well-documented harms attributed to slaughterhouses, even “boutique” ones.
22. **It will likely use over 15,000 gallons of water every “special event” day, and possibly on a regular harvest day as well.** The application appears to use a substandard ratio of gallons of water/pound of animal thereby significantly underestimating its water usage. *“Consider you will be using a lot, and I mean A LOT, of water per carcass.”* (Fuller, 2012, p.9)
23. **It will put a burden on our City sewer system.** There is NO description of wastewater treatment in the application (only casual mention of “detention ponds”). *“Also, make sure that your filters/traps will be able to catch most of the blood, hair and fat heading down the drain.”* (Fuller, 2012, p. 10) *“Untreated slaughterhouses waste entering into a municipal sewage purification system may create severe problems, due to the very high biological oxygen demand (BOD) and chemical oxygen demand (COD).”* (Bazrafshan et al. 2012)
24. **It will not bring “economic vitality” or jobs to our area. The application mentions a max of 5 employees.** SH employees have a “tendency towards violence” and self-report a myriad of mental health issues. Arrest rates for sexual assault and family violence are statistically higher in communities with SHs. (Slade & Alleyne, 2021; Fitzgerald et al., 2009)
25. **Wolf Pack Meats (East Reno) is a terrible comparison – we do not want to be like the area around WPM!** There are no residential neighborhoods near WPM. East Reno crime rates are 19% higher than the Reno average and 27% higher than national average. East Reno has nearly twice the number of rapes than the national average. (crimegrade.org; ADT Security; AreaVibes.com)
26. **Having USDA certification does NOT mitigate harms.** The USDA is overworked and unable to adequately provide proper oversight. There is legislation to exempt boutique SHs from USDA oversight. (Bruggers, 2014; Linnekin, 2017).
27. **The proposed site is adjacent to an Earthquake Fault!** There is no description of what, if any, design moderations have been made to accommodate earthquake impact on the building and especially on the drainage structures.
28. **The proposed site is currently classified as a SPECIAL FLOOD HAZARD AREA – HIGH RISK.** The application does not provide detail on how wastewater will be treated nor provide data to support the adequacy of the proposed design given the site being located in a HIGH RISK FLOOD PLAIN.
29. **Unprotected Wetlands will be altered or destroyed.** The proposed plans will change the natural drainage patterns of the land, eliminating or severely altering an unprotected Wetland.
30. **There is inadequate information on Water Pollution Control, and the need for a 404 permit.** A 404 permit requires the FILLING of the wetlands to have a level surface on which to build.

31. **Meats from boutique slaughterhouses costs more; it will not lower meat prices.** In some cities, meat from boutique SHs is twice the cost per pound than meat from the grocery store. (Segerstrom, 2020) **There are no indications that animals will be treated humanely.**
32. **There are no indications that animals will be treated humanely.** Although animal welfare is not specifically addressed in the application, the applicant has stated that they will use “Temple Grandin” methods. However, there is no evidence of such methodology described in the application. The use of an indoor corral is inconsistent with the Grandin methodology. (Grandin, 2005)
33. **A REGIONAL approach to the proposed project may locate a more suitable site.** Best practices include doing a feasibility study to collect data on market, location, and operational needs. A UNR Feasibility study concluded that the best site to build a new slaughterhouse in Northern Nevada would be Silver Springs. Land is available in Silver Springs.

**From:** [Jennifer Verive](#)  
**To:** [Todd Reese](#)  
**Cc:** [Heather Ferris](#); [Christie Overlay](#); [Bob Buttner](#); [Hope Sullivan](#)  
**Subject:** Re: Request for direct access to our Planning Commissioners  
**Date:** Monday, November 29, 2021 7:39:34 AM

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Good Morning -- Thank you, Todd, for the clarification. And thank you, Hope, for the conversation last week. Hope you both had a happy and restful Thanksgiving weekend.

Best,  
Jennifer

On Wed, Nov 24, 2021 at 9:41 AM Todd Reese <[TReese@carson.org](mailto:TReese@carson.org)> wrote:

Good Morning Dr. Verive,

Thank you for your email. Your email will be treated as a public records request, and the email addresses for the planning commissioners will be provided to you soon, but in any event on or before December 2, 2021, which is 5 business days from the date of your email.

Carson City encourages all communications with the planning commissioners to go through the Carson City Planning Department at [planning@carson.org](mailto:planning@carson.org) for distribution to the planning commissioners. However, you are, of course, permitted to email an individual planning commissioner directly about an item on the Planning Commission agenda. If you do, Carson City requests that you also copy the Planning Department at [planning@carson.org](mailto:planning@carson.org). Carson City encourages communications to go through the Planning Department and requests copying [planning@carson.org](mailto:planning@carson.org) so that the email may be made a part of the public record before the Planning Commission in the interests of transparency with the public.

However, I must distinguish between emails addressed to an individual planning commissioner and emails addressed to multiple planning commissioners. Please be advised that the Open Meeting Law requires that emails addressed to four or more planning commissioners (a quorum) about issues within the purview of the Planning Commission ***must be provided to the public*** at the same time that the email is sent to the planning commissioners. NRS 241.020(8)(a). It is a violation of the Open Meeting Law not to provide an email to a quorum of the planning commissioners to the public and, again, this is required by state law for transparency with the public. This is why Carson City asks that all communications directed to the entire Planning Commission go through the Planning Department at [planning@carson.org](mailto:planning@carson.org) for distribution to the planning commissioners, so that Planning Department staff can post the communication as public comment at the same time

that it is communicated to the planning commissioners.

Your email below is an illustration of this last point. The email was sent to all of the members of the Board of Supervisors about an issue within the purview of the Board of Supervisors. Under NRS 241.020(8)(a), the email was required to be released to the public as public comment “at the time the material is provided to the members of the public body.” Accordingly, Carson City is required to post your email as public comment to the Board of Supervisors as soon as possible. It will be provided as public comment in conjunction with the agenda being released today.

Best regards,

-Todd

Todd E. Reese

Deputy District Attorney

Office of the District Attorney | Carson City

885 East Musser Street, Suite 2030

Carson City, Nevada 89701

Phone: (775) 887-2070

Fax: (775) 887-2129

[treese@carson.org](mailto:treese@carson.org)

This message, together with any attachment(s), is intended only for the addressee(s) and may contain information that is privileged and confidential. If the reader of the message is not the intended recipient or an authorized representative of the intended recipient, I did not intend to waive and do not waive any privilege or the confidentiality of the message and any attachment(s), and you are hereby notified that any dissemination of this communication is strictly prohibited. If you receive this communication in error, please notify me immediately by email at [treese@carson.org](mailto:treese@carson.org) and delete the message and any attachment(s) from your computer and network. Thank you.

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**From:** Jennifer Verive <[jmverive@gmail.com](mailto:jmverive@gmail.com)>  
**Sent:** Tuesday, November 23, 2021 10:36 AM  
**To:** Hope Sullivan <[HSullivan@carson.org](mailto:HSullivan@carson.org)>  
**Cc:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>; Christie Overlay <[COverlay@carson.org](mailto:COverlay@carson.org)>; Lori Bagwell <[LBagwell@carson.org](mailto:LBagwell@carson.org)>; Lisa Schuette <[lschuette@carson.org](mailto:lschuette@carson.org)>; Stan Jones <[sjones@carson.org](mailto:sjones@carson.org)>; Maurice White <[mwhite@carson.org](mailto:mwhite@carson.org)>; Stacey Giomi <[sgiomi@carson.org](mailto:sgiomi@carson.org)>; Bob Buttner <[rrblabor@att.net](mailto:rrblabor@att.net)>; Todd Reese <[TReese@carson.org](mailto:TReese@carson.org)>  
**Subject:** Request for direct access to our Planning Commissioners

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

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Hello Ms. Sullivan:

I am writing to make a request of you. As you know, I am very concerned about the proposed slaughterhouse that was discussed at the 9/29/21 Planning Commission meeting and that will once again be on the Planning Commission Agenda for the 12/15/21 meeting.

I would like to email the Planning Commissioners directly. My neighbor, Bob Buttner, called Planning to request direct emails for the Commissioners. He was denied this information because it is not "standard practice". I am writing to ask you to use your discretion as the Community Development Director to alter "standard practice" and provide me with direct access to my appointed representatives.

1) That the Commissioners are appointed does not make them immune from accountability to those whom they represent. Whether they are paid staff or volunteers, they still have real decision making authority in this case, which is going to impact a lot of people's lives.

2) Bob was told by Christie Overlay that we could indicate in an email that it be forwarded to a particular Commissioner, and that this would be done in real time. First, although Ms. Overlay has been responsive to our communications, this places an undue burden on a single staff member to forward emails. Second, the generic email response that we receive back when we do this does not indicate that the intended Commissioner will receive the email nor that it will be shared in real time. The message reads: "*Thank you for your public comment, this will be shared with our commissioners.*"

3) It is our duty to inform and our right to engage with our decision-makers. Standard practice is constraining our duty and denying us our rights.

As citizens, we have a right to communicate with decision makers who act on our behalf -- City Staff, appointed commissioners, and our elected executives. This right is not superseded by the malleable policies and procedures that happen to be in place at the moment. Therefore, I respectfully request that "standard practice" be altered and direct, legitimate emails for our Planning Commissioners be provided to us in time to inform their decision-making at the 12/15/21 meeting.

Thank you for your consideration.

Wishing you and your staff a very Happy Thanksgiving!

Sincerely,

Jennifer

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Jennifer M. Verive, Ph.D.

Mobile: 775.315.4748

<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

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Jennifer M. Verive, Ph.D.

Mobile: 775.315.4748

<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## NO Slaughterhouse!

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**jsulimoff** <jsulimoff@aol.com>

Sat, Oct 9, 2021 at 4:27 PM

To: CCPeacefulEnjoyment@gmail.com

I did not learn about your meeting today, October 9th, until after it was over.

Are you kidding me ? A slaughterhouse? I am totally appalled at the idea. Gardnerville and Minden said "No," so we're supposed to throw out a welcome mat??? We don't have enough water for the folks residing here and certainly not enough for this operation. Let them put it out in the desert somewhere away from the population.

I am totally against this. Thanks for the information. They'll probably approve a stupid ROUNDABOUT for the place too 😞.

Jean Sulimoff  
Carson City, Nevada

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## NO to slaughterhouse!!!

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**Jana Azar** <jazar@icloud.com>  
To: ccpeacefulenjoyment@gmail.com

Thu, Oct 21, 2021 at 1:29 PM

In regards to SLAUGHTERHOUSE IN CARSON CITY

The proposed slaughter house in Carson City at Highway 50 & Deer Run is an outrageously terrible idea. I am heartily against it. As an owner of 3 residential properties in NE Carson City, I hereby voice my opinion and I VOTE NO ON THE PROPOSED SLAUGHTERHOUSE!!

This slaughterhouse should not even be considered so close to residential neighborhoods, parks and golf course. In addition, the proposed slaughterhouse will consume huge amounts of public water supplies, already in short supply with our terrible drought. Also, huge amounts of sewage from blood, urine, feces and unwanted animal body parts will be produced. And so very close to our treasured and highly valued Carson River.

This proposed slaughterhouse will produce only the very minimal amount of jobs. The plain truth is that slaughterhouse workers have horrible jobs of cruelty and anguish. And pressure to keep killing and cutting as fast as possible. Plant workers often suffer PSD BEFORE, DURING AND AFTER WORKING AT THESE PLANTS.

Also, there would be a large increase of truck trailer traffic on Highway 50 from animals shipped from nearby farms and also farther farms. This increase in traffic will be in addition to the already highly traveled highway that traffic has increased dramatically with the development of Dayton and Carson City. To be profitable, the slaughterhouse will need to operate continuously, causing an increase in noise, traffic and pollution.

Carson City has made tremendous steps to become not only a great tourist destination with Lake Tahoe and the Sierras being so close, but also a very desirable place to live and raise a family. PLEASE, PLEASE, DO NOT RUIN ALL OUR GIANT STRIDES BY PUTTING A SLAUGHTERHOUSE IN ON ONE OF OUR MAIN ENTRANCES TO OUR LOVELY CITY!!

Concerned Citizen and Taxpayer  
Jana Azar

Sent from my iPhone

## An Open Letter to Carson Valley Meats

In the last week, I have learned more about slaughterhouses than I ever wanted to know. I am against the industrialized killing of animals. I am for farm-to-table. I understand from the various ranchers and the 4H'ers their frustration with not having enough places to process their animals.

All that I have a problem with, frankly, is that you seem to be geographically-challenged.

You come over from California and try to establish a slaughterhouse in Minden, NV. You learned somewhere along the way that the water table is too high for the location. You are appealing it to the Supreme Court?!

Then you come to the Capital City, find a “blighted general industrial area” “near the dump” where you have plans to build your slaughterhouse that is “only” going to harvest 60 animals a week.

You have the wrong location. Again. There are dozens of residents in the mobile home park 900 feet from your proposed location. I invite you to walk from your proposed location to the dump. It's two miles up Highway 50 (‘death highway’).

There is a second neighborhood across the street from your proposed site. Established in the 70's in “rural” Nevada, “low income”. The houses were built on large lots, residents were allowed to have horses at that time. Our houses were on septic. In 1999? we had to hook up to city sewer. The city was going to invoke a \$2,000 hook-up fee, but we fought City Hall and won. The fee was dropped.

Directly behind our neighborhood is Centennial Park—a 59-acre sport complex—18-hole golf, soccer fields, softball, tennis, and an archery area. Above that is the BLM land stretching for miles where you can see wild horses. You're not going to butcher horses, are you? You know it's illegal in the United States.

Back to your proposed location. I always thought this vacate land would make a great recreation area.

There is not enough for our kids to do here anymore. We used to have a mini-golf course. Gone. We used to have a skate rink. It's now a Good Will. We used to have Capitol Courts, a huge gym with pool, racket ball courts, work out areas. Gone.

I think the City should rezone the land. We could use a second skate park, basketball courts, a fenced-in dog park, racket ball, a swimming pool. Of course, some of these facilities would have to be indoors—perhaps, a gym? **What we don't need in this geographical location where people live, work, and recreate is a slaughterhouse.**

Sincerely,

Ann James  
“Rain Forest Jim”

**From:** [jsulimoff](#)  
**To:** [Planning Department](#)  
**Subject:** Slaughterhouse  
**Date:** Thursday, November 18, 2021 4:59:00 PM

---

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

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Dear Planning Commission:

I am adamantly opposed to the building of a SLAUGHTERHOUSE in Carson City. Highway 50 is a HORRIBLE location for this facility. There are soooo many reasons this should NOT be built in our community. First of all, we are NOT a rural community. We are the capital of the state that depends a lot on tourism for our economy. Then there is the water table issue. My highest bill is my water bill, and I use the lowest level of water in Carson. We can't afford to "waste" our water on a SLAUGHTERHOUSE. Other issues that concern me are the pollution of our stream and water, the added noise, smell, and use of chemicals. I've studied the info from Jennifer Verive and the group concerned about the peaceful enjoyment of living in Carson City and concur with all they have stated.

With that said, please vote NO on the SLAUGHTERHOUSE by Carson Valley Meats just like the communities of Minden and Gardnerville did. Thank you for your attention and for your service on the commission.

Sincerely,  
Jean Sulimoff  
Carson City Resident

Sent via the Samsung Galaxy, an AT&T 4G LTE smartphone



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

---

## Oppose Carson City Slaughterhouse

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**Kimberly Everett** <k.everett1958@gmail.com>  
To: ccpeacefulenjoyment@gmail.com

Mon, Oct 18, 2021 at 3:41 PM

I oppose the Carson City Slaughterhouse.

Kimberly Everett  
466 Cambridge Court  
Carson City NV Sent from my iPhone

**From:** [Kendra Wilson](#)  
**To:** [Planning Department](#)  
**Subject:** Pls forward to commissioner Lloyd  
**Date:** Friday, November 19, 2021 7:17:00 AM

---

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

Hi Sena,

I really respected your thoughtfulness in the commissioners meeting that considered the slaughterhouse special permit. I'm hoping this time the outcome is different.

I'd like you to know that a slaughterhouse of any kind (indoor or outdoor) is an undesirable business within carson city in my opinion. We should be supporting tourism and outdoor recreation with our city planning and this project is a detriment to those initiatives.

Also, there's no way that a slaughterhouse will not impact the peaceful enjoyment of that surrounding area, where there are residences, mountain bike trails, and of course the river.

Thank you for your time,  
Kendra

Sent from my iPhone

(Read at the Carson City Consolidated Municipality Planning Commission meeting on September 29, 2021)

My name is Maxine Bradshaw. For the record at the end I am submitting copies of my comments for each of the following Commissioners - Jay Wiggins, Nathaniel Killgore, Richard Perry, Sena Loyd, Teri Preston, Charles Borders Jr, Paul Esswein

I am speaking on Agenda Item 13.E - Slaughterhouse, special use permit request. To be clear, I understand the need to have an industry that processes the very food that we eat to sustain life. I don't believe that is being challenged. What is being challenged and of the greatest concern is environmental pollution. Every family in every community regardless of population or geographics, wants to feel assured that they are not living in a health compromised environment. The factual information provided to you now comes from the Environmental Integrity Project (EIP)

The link provided states "the EIP examined Environmental Protection Agency enforcement and compliance data from January 2016 through June 2018 for 98 large meat processing plants". Below are some of the items listed under 'KEY FINDINGS'.

1. **Most of the meatpacking plants in our study release large amounts of pollution.** Of the 98 reviewed the average discharge was 331 pounds of total nitrogen **per day** in 2017, almost the equivalent of raw, untreated sewage from a town of 14,000 people.<sup>2</sup>
2. **Three quarters (74) of the plants violated at least one of the pollution limits in their federal Clean Water Act permits at least once between January 2016 and June 2018.**<sup>3</sup>
3. **One third (32) of the plants had 10 or more violations between the above same time period.**
4. **Large pollution loads and frequent permit violations are impairing streams and rivers.** Fifty-nine of the 98 plants discharge

to waterways that are impaired by one or more pollutants found in slaughterhouse wastewater.

At least 66 of the 98 plants surveyed are owned by companies that each reported more than \$2 billion in annual revenues in 2017. Twenty-seven belong to the Tyson's Corporation, the nation's biggest meat producer with more than \$41 billion in annual sales in 2017. Second, JBS Holdings, realized nearly \$34 billion in revenue last year and owns 12 of the plants studied.

In considering these astonishing statistics of massive pollution practices, I urgently request that this special use permit be denied. Please read the entire EIP Report and act accordingly to protect the people of our community and please, Follow The Money. Thank you.

[https://www.environmentalintegrity.org/wp-content/uploads/2018/10/Slaughterhouse\\_Report\\_Final.pdf](https://www.environmentalintegrity.org/wp-content/uploads/2018/10/Slaughterhouse_Report_Final.pdf)



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## Slaughterhouse Proposal for Carson City

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**Maxine Bradshaw** <mpdbradshaw@gmail.com>  
To: ccpeacefulenjoyment@gmail.com

Fri, Oct 22, 2021 at 12:44 PM

The attachment to this email is Public Comment that was read at the Carson City Planning Commission meeting held on September 29th, 2021 at the Carson City Community Center. I am completely opposed to the approval of this slaughterhouse in Carson City NV. Whether people live next door to or across town from this type of industry, it should never be built anywhere near private residences or businesses due to the contaminating environment that it creates. Thank you.

Maxine Bradshaw  
[mpdbradshaw@gmail.com](mailto:mpdbradshaw@gmail.com)

---

 **Slaughterhouse Proposal - Letter of Opposition CC.pdf**  
39K



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## Slaughter House

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**marcia.cuccaro@yahoo.com** <marcia.cuccaro@yahoo.com>  
To: CCEP@carson.org

Tue, Oct 12, 2021 at 2:57 PM

As a Carson City resident since 1947, I can't believe this city is actually considering approving a "Slaughterhouse" I and around individual's home and major Highway leading into Carson City, the Capital of our state. For sure, Las Vegas will vote to move our Capital to their city and unfortunately I would have to vote in their favor.

I can't even begin to come with other thoughts about the negativity of this proposal/action, because I'm so appalled that it was even considered!

Please count me as one of the most ardent objectors to this terrible action.

Marcia Bernard Cuccaro  
[1005 West Sunset Way](#)  
[CarsonCity, Nv.](#)

[Sent from Yahoo Mail for iPad](#)



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

---

## Slaughterhouse

---

maryhandelin@yahoo.com <maryhandelin@yahoo.com>  
To: ccpeacefulenjoyment@gmail.com

Tue, Oct 19, 2021 at 7:56 AM

I am opposed to the slaughterhouse. The placement within the city limits is ludicrous. Within 900 feet of residential areas is ludicrous.

I went to the planning commission meeting which was packed. I sat out in the lobby with others who were ,seemingly, opposed. I listened to half a dozen citizens who were well prepared with great points (and even a recording of slaughterhouse noise)about why this slaughterhouse house should not be where it was planned. After hearing these speakers I left assuming that these passionate opposed would have an impact on the planning commission and the vote would be overwhelmingly against. The next morning I read that it PASSED!! Unbelievable! The article said that there were speakers on both sides of the issue. Yes....that is correct. However, the speakers that wanted the slaughterhouse here in the city limits of Carson City had a specific interest in the slaughterhouse being where it was proposed. The opposition were citizens of Carson City and had good reasons why the proposed site was not in the best interest of our beautiful Nevada state capital.

The slaughterhouse should NOT be within the city limits.  
It should NOT be within 900 feet of any resident!

Thank you  
Mary Handelin

Sent from my iPad

Carson City Board of Supervisors

October 11, 2021

RE: Slaughterhouse Decision Appeal  
Organization for Peaceful Enjoyment

After studying the proposal and tracking the progress of the slaughterhouse project approved by the Planning Commission on September 29<sup>th</sup>, I want to tell you that I am completely opposed to this project being built inside city limits! I adamantly request that you reverse the Planning Commission's decision.

A slaughterhouse has no right to a place inside an urbanized area that is already settled with housing, businesses, recreation and historic meaning, and undermines the City's own effort to attract tourists to this community and to the surrounding open-space and wild-west experiences. You are undercutting your own brand.

I am a twenty-seven year Carson City resident and spent decades as a long-range comprehensive planner in several states; this means that my focus is both on the current planning but also the reality of a city at least 20 years hence, including the social, physical, environmental and economic well-being of a community. From this perspective, I think that even a small working within the City limits is extremely inappropriate. This sets Carson City over time into a progressive debasement of East Carson City.

I am committed to Carson City and have FOUGHT for its wellbeing: I was the FEMA environmental agent for the Waterfall Fire, I wrote proposals to reseed the burned city Hills, I have addressed water resource scarcity east of the River, have encouraged measures to reduce erosion and storm water drainage problems, have assisted in developing recreation areas, trails and open space, and have been highly supportive of the brand that the Supervisors are encouraging to bring tourists, recreationists, and light industry into this wonderful town. I am saying that I have heavily invested my time, skills and effort into making and keeping this community a beautiful, prosperous city in which I want to live. However, bringing a slaughterhouse into our city limits degrades all of the hard work you are putting into making this an attractive, aesthetically and wholesome place to work, visit, retire and recreate.

Highway 50 has been referred to as a "blighted" area; this shocked me and made me wonder if the Planning Commissioners have ever explored the subdivisions, the businesses and the recreation offerings here. This area is not "fashionable" at this time but people work, shop and

live here: off the highway, in the trailer park, in the subdivisions nearby with homes valued at \$450,000 to \$950,000, and more. We all pay our property taxes and deserve recognition.

Further, this project PRECLUDES further development that might complement our community in the future; who wants to develop a business next to a slaughterhouse? More importantly, the recent decision disregards the wishes of the nearby residents, compromises the federally designated floodplain, and sullies the experience of the commuters, those doing local errands, and those visiting the local post office, sports, historical, and scenic attractions. The presence of this slaughterhouse undercuts the City efforts to develop an attractive area “brand” which supports local enjoyment and would bring in extra dollars from tourists.

Though a killing facility is allowed under the current zoning, no permanent working farms or ranches inside urban Carson City exist or need to be served. While the advertised slogan “Farm to Table” concept is a very popular idea to some, but how many working farms are in Carson City? Essentially none. The support is coming mainly from those from outside of Carson City!

That the project’s “special permit” would be reviewed and possibly revoked in a year risks the developer’s investment of tens of thousands of dollars. And I wonder if Carson City really wants to provoke a lawsuit such as happened in Douglas Country. Also, we know that permits are almost never revoked, no matter how intense the complaints or violations. This “meaningless” condition was clearly imposed by the Planning Commission simply to soothe those who objected. This project is an ugly blight for the near term and for the long term well-being and health of Carson City.

Why not build a slaughterhouse OUTSIDE the City if there is a need? This project is been wrong for the City from the very start.

Respectfully,

Merlyn Paine

Pinion Hills Subdivision

**From:** [LeapFILE Secure File Transfer Service](#)  
**To:** [Heather Ferris](#)  
**Subject:** For Dec 15th PC Packet  
**Date:** Monday, December 6, 2021 11:15:14 AM

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\*\*\* You have a secure file transfer awaiting download. Details enclosed. \*\*\*

---

FROM: cccnv@sbcglobal.net  
TO: Heather Ferris (HFerris@carson.org)  
SUBJECT: For Dec 15th PC Packet

**FILE TRANSFER WAITING:**

Click the secure link to download.

<https://cccnv.leapfile.com/get.jsp?t=ff8080817d7e8ebd017d912ad2d54c2e>

(TRANSFER EXPIRES December 20, 2021 11:15 AM)

---

Heather,

Here is the info I want to send to the PC for its packet for the Dec 15th meeting.

Thank you,

Maxine Nietz  
nevadamax@usa.com  
775-887-1294

If you are experiencing difficulties accessing the download please see the FAQ here:  
<https://leapfile.uservoice.com/knowledgebase/articles/1977981>

Secure file delivery by LeapFILE

# YES, Carson City floods!



**NEVADA FLOODS**  
**Are you prepared?**



Discover everything you need to know before, during, and after a flood.  
Visit [NevadaFloods.org](https://NevadaFloods.org)

**2021 Nevada Flood Awareness Week**  
**November 14th-20th**



## FEMA Definition: Floodway

A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. For streams and other watercourses where FEMA has provided Base Flood Elevations (BFEs), but no floodway has been designated, the community must review floodplain development on a case-by-case basis to ensure that increases in water surface elevations do not occur, or identify the need to adopt a floodway if adequate information is available.

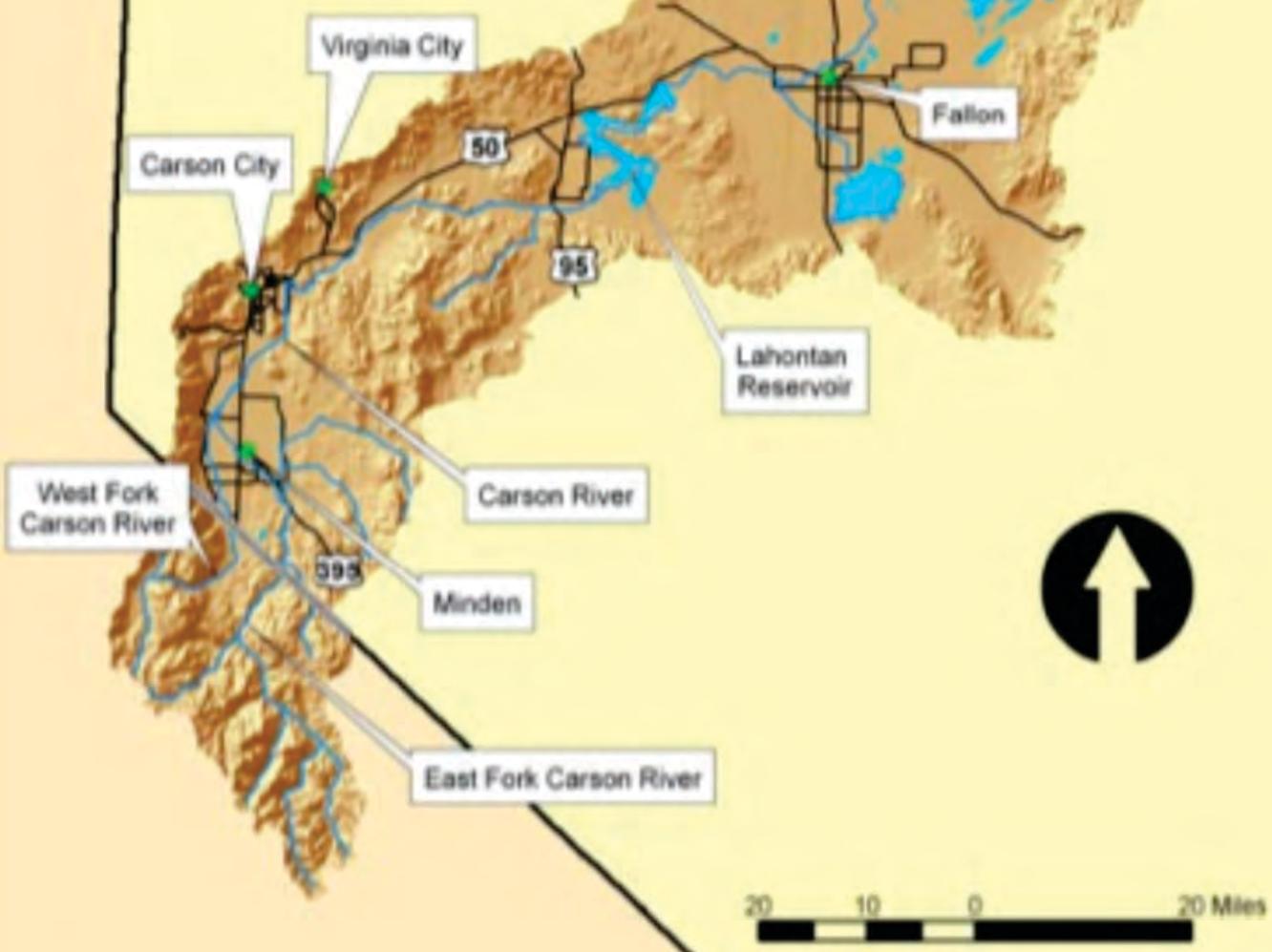
**Mayor Bagwell has stated “I don’t think any of us take water use lightly... Water conservation is the responsibility of the entire community.”**

**FEMA Regulatory Floodway as seen from Morgan Mill Road**



# The Carson River (NDEP map)

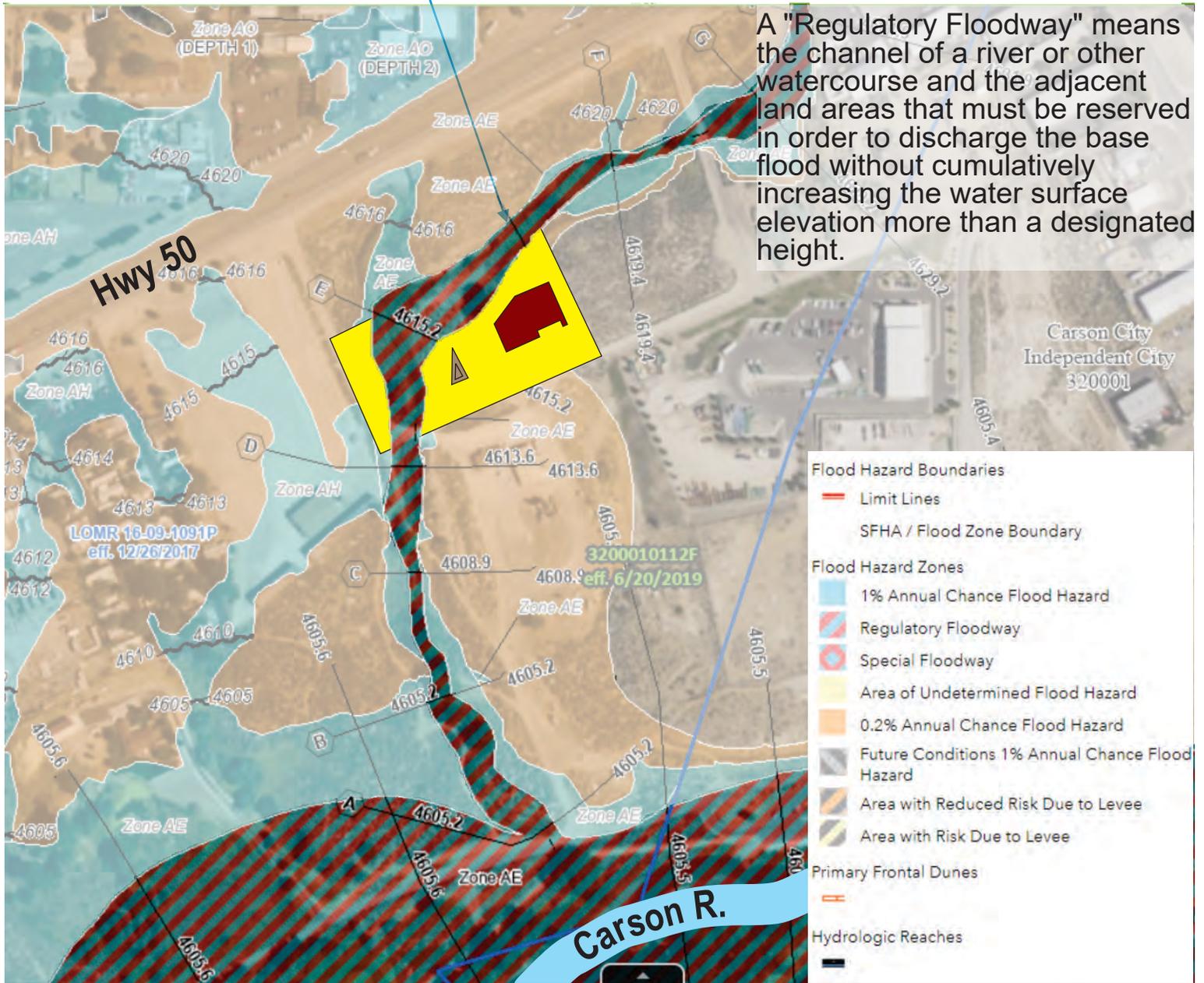
**Not just us, it is  
Multi-state and  
Multi-county**



Applicant map tending to indicate flat terrain



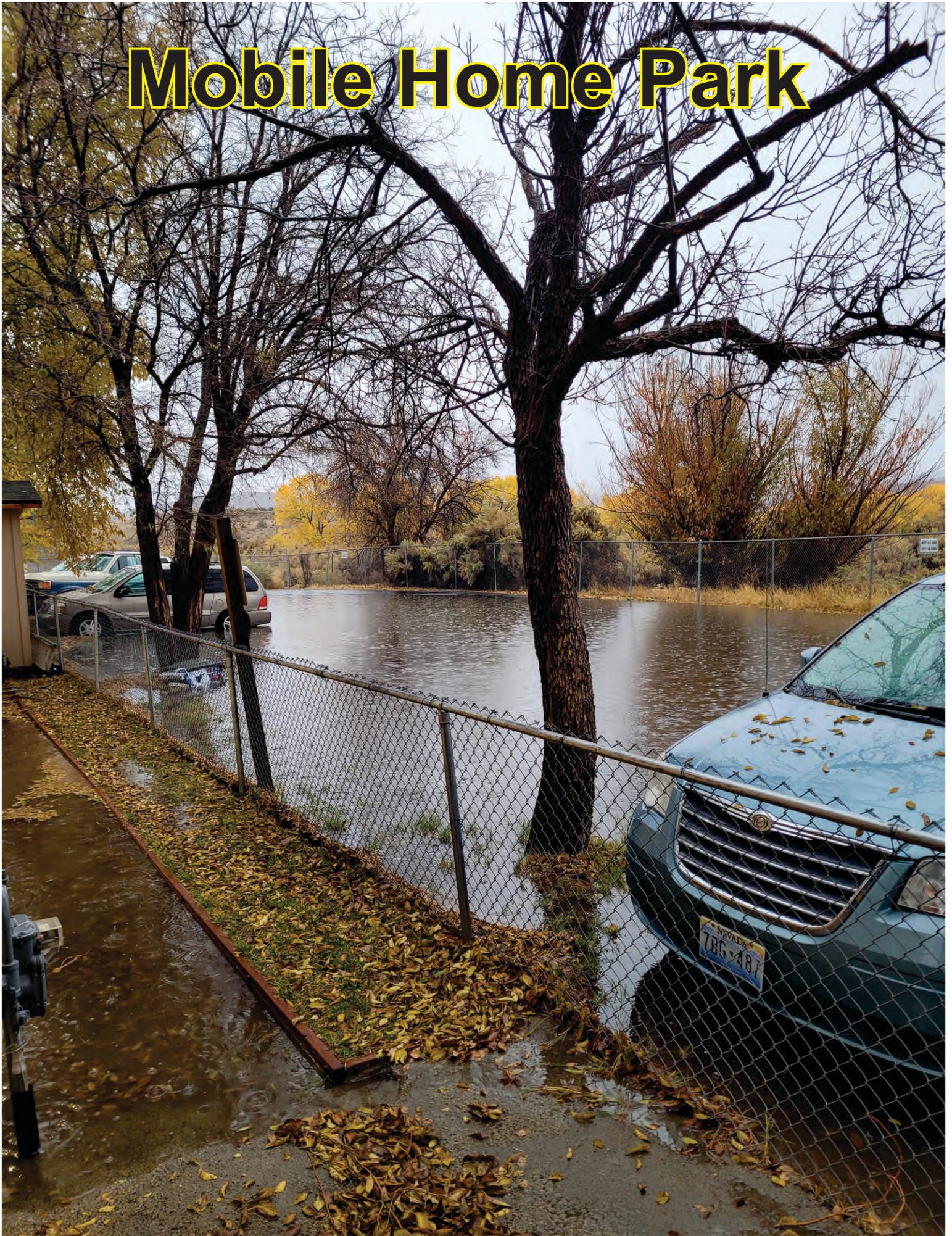
Actual terrain including FEMA Regulatory Floodway and Carson River



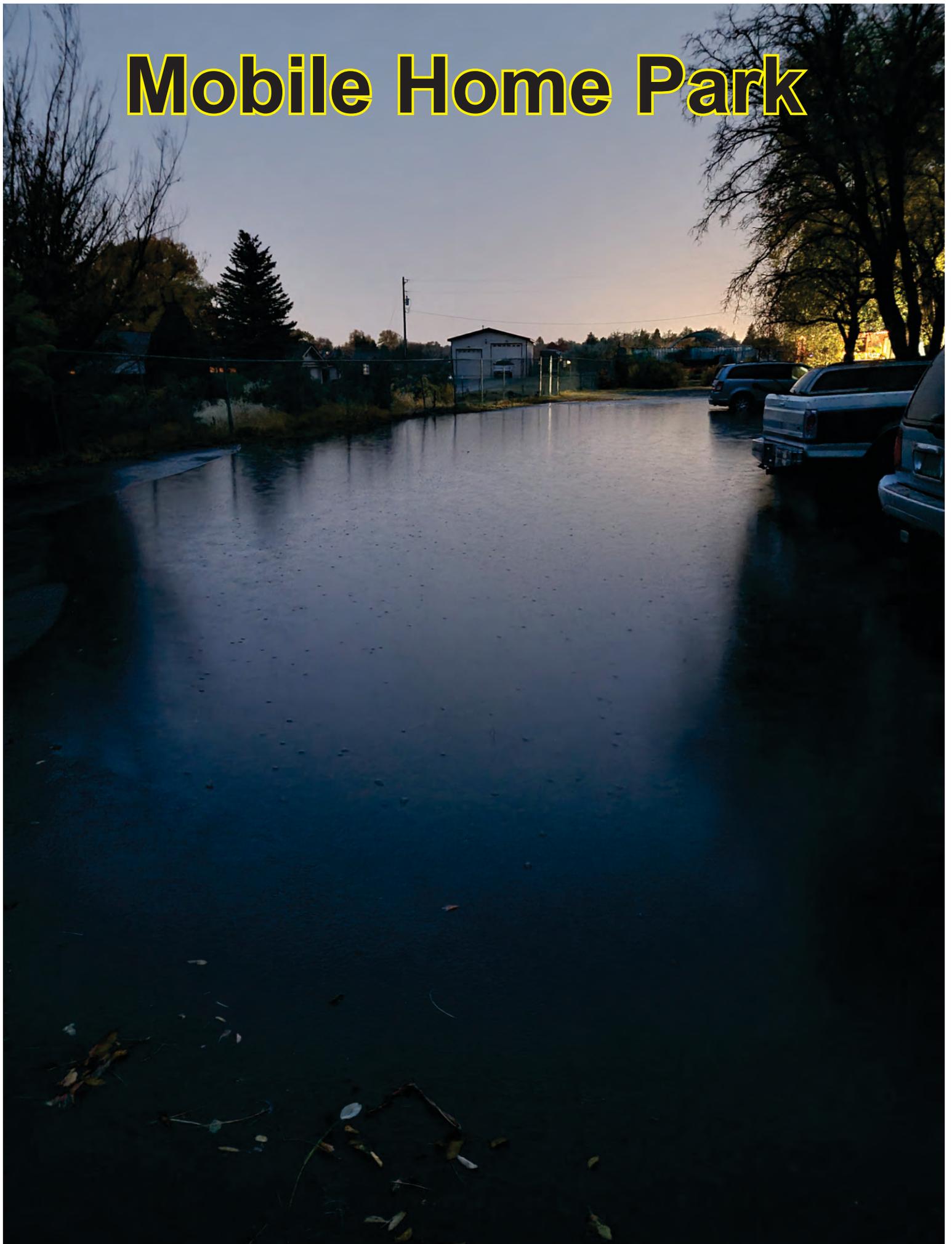
# FEMA Regulatory Floodway as seen from Morgan Mill Road



# Mobile Home Park



# Mobile Home Park



# Highway 50



# Highway 50



# Carson City

# Carson City



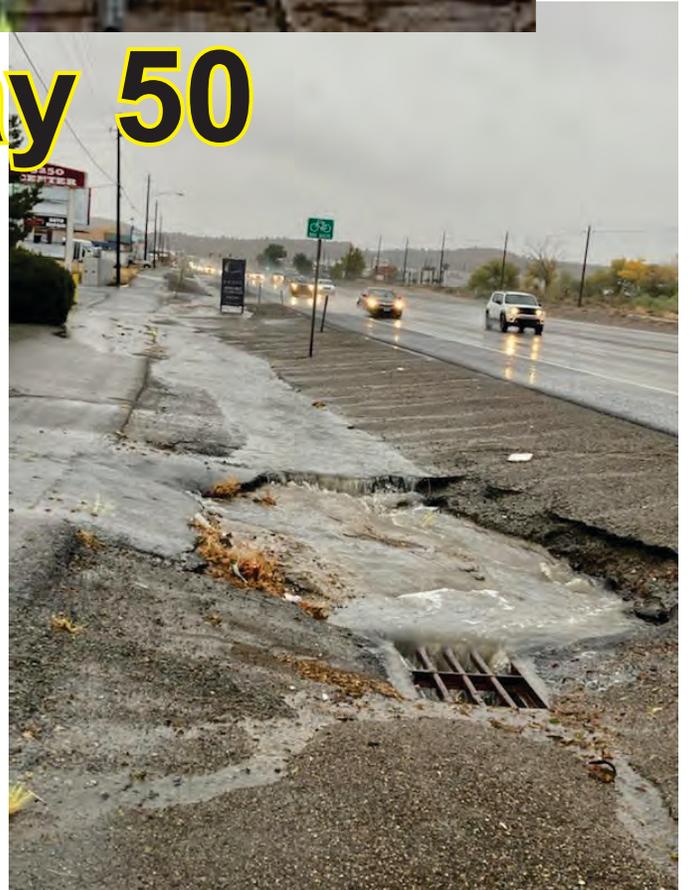
# Carson City



# Carson River



# Highway 50



**From:** [Planning Department](#)  
**To:** [Heather Ferris](#); [Hope Sullivan](#)  
**Subject:** FW: Petitions and public comments in opposition to proposed Slaughterhouse  
**Date:** Thursday, December 2, 2021 8:29:00 AM  
**Attachments:** [2.Online Petition to Oppose SH. as of 11.30.21 354 Signatures.pdf](#)  
[1.Petitions to Oppose Proposed SH.Paper. as of 11.30.21 367 signatures.pdf](#)  
[C.Jones Public Comment.pdf](#)  
[B.Mathers Public Comment.pdf](#)  
[C.Stewart Public Comment.pdf](#)  
[J. Sulimoff Public Comment.pdf](#)  
[C.Merrell Public Comment.pdf](#)  
[James Open Letter October 2021.pdf](#)  
[K.Everett Public Comment.pdf](#)  
[M.Bradshaw Public Comment made on 9.29.21.pdf](#)  
[M.Bradshaw Public Comment.pdf](#)  
[J.Azar Public Comment.pdf](#)  
[M.Handelin Public Comment.pdf](#)  
[M.Cuccaro Public Comment.pdf](#)  
[M.Paine Public Comment.pdf](#)  
[R.Plizzo Public Comment.pdf](#)  
[R.Hough Public Comment.pdf](#)  
[S.Herrera Public Comment.pdf](#)  
[R.Plizzo.CCBOS Oppose LU-2021-0308 slaughterhouse.pdf](#)  
[T.Stanley Public Comment.pdf](#)  
[Verive.Letter Opposing Slaughterhouse.9.26.21.pdf](#)

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**From:** Jennifer Verive <jmverive@gmail.com>  
**Sent:** Wednesday, December 1, 2021 2:20 PM  
**To:** Lori Bagwell <LBagwell@carson.org>; Planning Department <planning@carson.org>; CCEO <CCEO@carson.org>  
**Cc:** Bob Buttner <rrblabor@att.net>; Doreen Mack <Loftyexpressions@sbcglobal.net>; Maxine Nietz <nevadamax@usa.com>  
**Subject:** Petitions and public comments in opposition to proposed Slaughterhouse

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Hello Planning, Planning Commissioners, Madam Mayor, and Supervisors:

Hundreds of citizens across Carson City, and throughout the Northern Nevada Region, are opposed to approving a Special Use Permit to build a slaughterhouse off of Hwy 50.

In fact, we have gathered **over 700 signatures** of Carson City residents. Attached are two documents with petitions: 1) Scans of our paper petitions, and 2) A print out of those who signed our online petition.

We offer these petitions not as "legal documents" but to provide context for the size of the opposition to the proposed project. We will continue to collect signatures and will update the documents as we go through this process with you.

Also attached are public comments that were provided to me by members or supporters of our

informal group, the Coalition of Citizens for Peaceful Enjoyment, as part of our Appeal. You may be aware of some of these comments, as they were sent to you and/or Planning previously. However, I believe that you may not have seen most of them due to the decision being vacated. And, it is my understanding that they must be re-submitted to be part of the record for this matter.

We believe that it is imperative that both the Planning Commissioners and the Supervisors are aware of these petitions and Public Comments.

Building a slaughterhouse near places where people live, work, and recreate is a lousy idea. That opinion is backed by extensive research, data, and the experience of people and decision-makers in communities across the country.

Although we are disappointed that Planning denied us the opportunity to make our case more clearly and succinctly in a presentation at the 12/15 Planning Commission meeting, we will endeavor to provide information to you via email and in our 3-minute public comments.

This matter is a serious concern for us. We find it untenable that the health and peaceful enjoyment of hundreds of adjacent neighbors, and thousands of Carsonites, tourists, and others appears to be "negotiable" or something to be "compromised" in order to benefit one property owner and one out-of-state corporation.

Many community leaders are grappling with dealing with the lasting stigma of slaughterhouses. Perhaps you saw the recent AP article that ran in the Reno Gazette Journal?

We continue to urge you to deny this special use permit. The most effective and fair way to proceed with this proposed project is to conduct a feasibility study to collect data on the market, location, and operational needs of such an atypical facility that produces well-documented negative effects.

We believe that your legacy is better reflected by the positive and inclusive actions you have taken, rather than the dark shadow of having permitted a slaughterhouse to be built so close to homes, families, and the Carson River.

Sincerely,  
Dr. Jennifer Verive

--

Jennifer M. Verive, Ph.D.

Mobile: 775.315.4748

<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

**From:** [Rene Don PIZZO](#)  
**To:** [Planning Department](#)  
**Subject:** please forward to Commissioner Teri Green-Preston  
**Date:** Saturday, November 20, 2021 11:26:08 PM

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Commissioner Green-Preston:

I am very concerned about the proposal to place a slaughterhouse near two well established residential areas. With some of the proposed Master Plan goals, there may eventually be a tourism area (V&T RR) and another residential subdivision not too far from that same area where the slaughterhouse is approved.

For the sake of the quality and character of the established neighborhoods (Empire Ranch, August Dr./Sunrise Dr., Centennial Park, Villa Sierra Mobile Home Park, etc.), and to maintain Goal 9.3b of the Master Plan, please OPPOSE a slaughterhouse next to these residential areas.

Thank you.

Rene' Pizzo

**From:** [Rene Don PIZZO](#)  
**To:** [Planning Department](#)  
**Subject:** please forward to Commissioner Charles Borders  
**Date:** Saturday, November 20, 2021 1:00:27 AM

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Commissioner Borders --

I am concerned about the slaughterhouse proposal. The nearest residences are less than 400 feet away. This violates Goal 9.3 of the Master Plan in regards to maintaining the quality and character of established neighborhoods. Please vote NO on a slaughterhouse being placed near a residential area.

Thank you.

Rene Pizzo

**From:** [Heather Ferris](#)  
**To:** [Christie Overlay](#)  
**Subject:** FW: Resident in Support of Animal Rendering/Meat Butcher facility  
**Date:** Wednesday, November 17, 2021 1:21:32 PM

---

Christie-

Please include for comments re: LU-2021-0308 (Slaughterhouse).

Heather

---

**From:** Kris <kww@engineer.com>  
**Sent:** Wednesday, November 17, 2021 11:59 AM  
**To:** Planning Department <planning@carson.org>; Hope Sullivan <HSullivan@carson.org>; Heather Ferris <HFerris@carson.org>  
**Subject:** Resident in Support of Animal Rendering/Meat Butcher facility

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

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Hi Folks,

After careful review, and being a resident who will be somewhat close to the facility being considered on Highway 50 to render animals and sell meat as a butcher, I would like to say that I see no reason the city can deny this permit/business. I support Approval as a result.

Despite varying views on the usage and business, it is not against any planning standards, and the business seems prepared to address any conditions of approval.

This area of highway 50 is and has been empty for many years. It would be great to get some businesses in this area along with the proposed RV storage facility near Empire Ranch Road.

I have been a resident of Carson City since August 2001 (345 Sunwood Drive) and we now occupy/primarily reside at 2708 Gardner Lane, Carson City NV 89706 since 2006. I have also participated on the Chamber Board of Directors, Chamber Leadership Committee, and was a 3+ year member of the Redevelopment Authority. I have raised two children here in Carson City, one I am still raising is going to Carson High School at this time (Junior, Shelby A. Wickstead). I reside here in Carson City but work off and on in Fremont, CA and at Gigafactory Nevada for Tesla. Previously I worked for GE-Bently Nevada (Now Baker Hughes Bently Nevada) in Minden Nevada and for the Hamilton Company in Reno. I love Carson City and fully intend to finish paying off my home and retiring here. I also worked closely with, and gained approval for administrative and other permits for my 30x42 steel building workshop located at 2708 Gardner Lane in 2006-2007. My development met all standards and subsequent permits for electrical and a propane tank have also been fully approved by the city at this address.

Thank you,  
Kris W.  
775-684-9130  
[kww@engineer.com](mailto:kww@engineer.com)

**From:** [Robert Buttner](#)  
**To:** [Planning Department](#)  
**Subject:** Covering the holding pens of the Slaughterhouse  
**Date:** Friday, December 3, 2021 7:41:18 AM

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

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Commissioners,

As a building contractor (Buttner Construction, General Building and Excavating) in the 1980s and '90s my brother (Dick Buttner) and I built many building in the Northern Nevada area. The proposal to cover the animal holding pens is a rue by the developer in an attempt to address community concerns about noise, smells, dust and insects voiced by many Carson residents.

Covering the holding corrals does not change the amount of urine and feces excreted by the 60 animals and it does not change the amount of odors and fumes generated by that waist. Enclosing the animals in a structure only contains and concentrates the offensive pollutants like methane and ammonia until they are **vented** into the outside air. (See IBC Chapter 12: 1202.1 Ventilation) All of the smells, odors, insects and fecal saturated dust will be ventilated out into the air of the surrounding community. Also, if the building containing the animals is medal the building itself may become an echo chamber making the bellowing of cattle and squealing of pigs even worse than open pens. These very issues were problematic for several of the planning commissioners at the Sept. 29 meeting, however the public was denied the opportunity point these facts out when at the end of the meeting and after the public comment portion of the meeting the developer proposed the enclosed holding pens.

Thank you for your time and consideration,  
Respectfully

Robert R. Buttner  
61-yr resident of Carson City  
40-yr voter and taxpayer  
Native Nevadan

---

## Proposed slaughterhouse- alternative site

---

**Rhonda Hough** <rhonda.hough@icloud.com>  
To: ccpeacefulenjoyment@gmail.com  
Cc: Rhonda Zuti Hough <n2wishin@gmail.com>

Mon, Oct 18, 2021 at 8:28 PM

Dear members,

We formally objected to the proposed Hwy 50 location and proposed an alternative at 3001 Opal Avenue in Silver Springs. My late father had a trucking company at this location because it has several transportation lanes easily accessible. With far less housing density, we feel this location is better suited for the processing plant. I have attached a couple aerial pictures, showing there's a double wide caretakers quarters, a 5000 square foot shop with solar, and the 4 acre parcel is chain link fenced 6-8 feet high around the perimeter of the property. This property is available for sale and I'm sure Lyon county would appreciate the revenue as well.

Thank you for entertaining my thoughts and let's move forward with trying to get the city to understand that this project is not appropriate in the municipality of Carson City and would be a detriment to residents and tourists alike.

Sincerely,

Rhonda Zuti Hough  
903 Chernus Drive Carson City, Nevada 89703

[N2wishin@gmail.com](mailto:N2wishin@gmail.com) is my personal email address. I'm hearing impaired but can be reached by email or text only at 775-771-3882, thank you again for your time and help.

Sent from my iPad

---

### 2 attachments



**IMG\_2258.PNG**  
1296K



**IMG\_2259.PNG**  
1342K



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## please oppose slaughterhouse

---

**Rene Don PIZZO** <renedon@ccgmail.net>  
To: cceo@carson.org, planning <planning@carson.org>  
Cc: Jennifer Verive <ccpeacefulenjoyment@gmail.com>

Fri, Oct 15, 2021 at 12:50 PM

Board of Supervisors and Planning Commission:

When the appeal regarding the slaughterhouse approval comes before you, please **OPPOSE** it. There are quite a few residents who live as close as a one to three minute walk from this location. My parents have lived in their home on August Drive for 60 years, and my father's family lived in Empire City which is where this proposed slaughterhouse will be sited. The historic Empire Cemetery is still there, as is the historic Centennial Marker Number 1 for Empire City and the Carson River Mills.

Basing this slaughterhouse near the 50 homes of the people living only a few hundred feet away in Villa Sierra Mobile Home Park and near the many homes on August Drive and Sunrise Drive would definitely affect their peaceful enjoyment of their homes. Slaughterhouses are well known for their odors, disease, and horrific sounds. Constant travel of livestock-carrying trucks adds additional noise and pollution including the fecal matter that falls off these vehicles as they travel down the road and the sounds of engine brakes as they slow to make their turn to reach the slaughterhouse.

This slaughterhouse is proposed to be built within a flood zone and regulatory floodway -- the former Empire City has flooded numerous times over the years. My parents have received notices from the city and from FEMA that they are within a flood zone, and they have been affected by high waters over the years. When the Carson River rises, it could potentially be contaminated with the manure, blood, guts, fats, and other disease-causing byproducts of this slaughterhouse, thereby affecting anyone else nearby as well as downriver. An old road sign on Morgan Mill Road in direct line with the high water flow from the river to the slaughterhouse proposed site gives notice to expect "WATER OVER ROADWAY". A simple Google search that includes 'slaughterhouse, flooding, disease' produces over eleven million links.

The parks department recently put in a picnic area and trail on Morgan Mill Road only a short distance away that is advertised for tourists on Visit Carson City's website to visit and follow this path along the river. Mountain bikers and equestrians are also invited to use it. Tourism, recreation, and slaughterhouses do not mix.

Property values of the homeowners in the area will also be affected. If someone asked each of you if you wanted a slaughterhouse within a one to three minute walk of your home, you would most likely say no, slaughterhouses have no business near a residential area, near a historic cemetery, near a park.

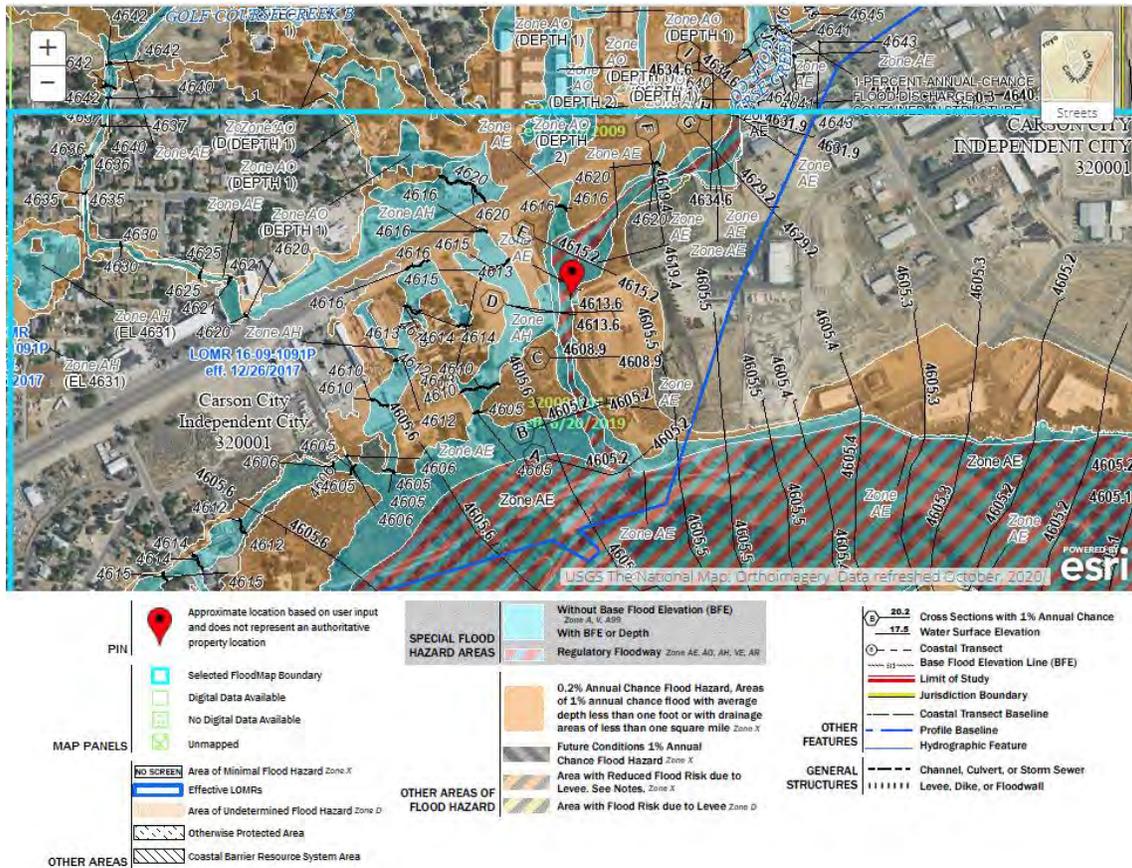
**Please OPPOSE this slaughterhouse.**

Thank you.

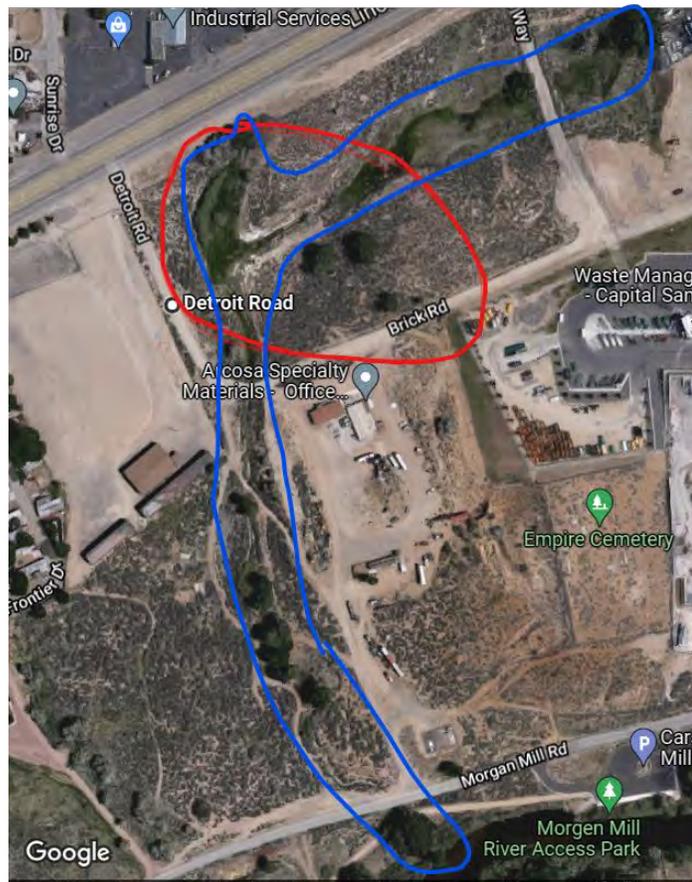
Rene' Pizzo



2) This second screenshot is from FEMA's website "FEMA Flood Map Service Center" <https://msc.fema.gov/portal/search> NOTE the Red marker in the center of the map is the proposed slaughterhouse site. The map shows that the site is in a **Regulatory Pathway**. FEMA defines a regulatory pathway as: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. <https://www.fema.gov/glossary/floodway>



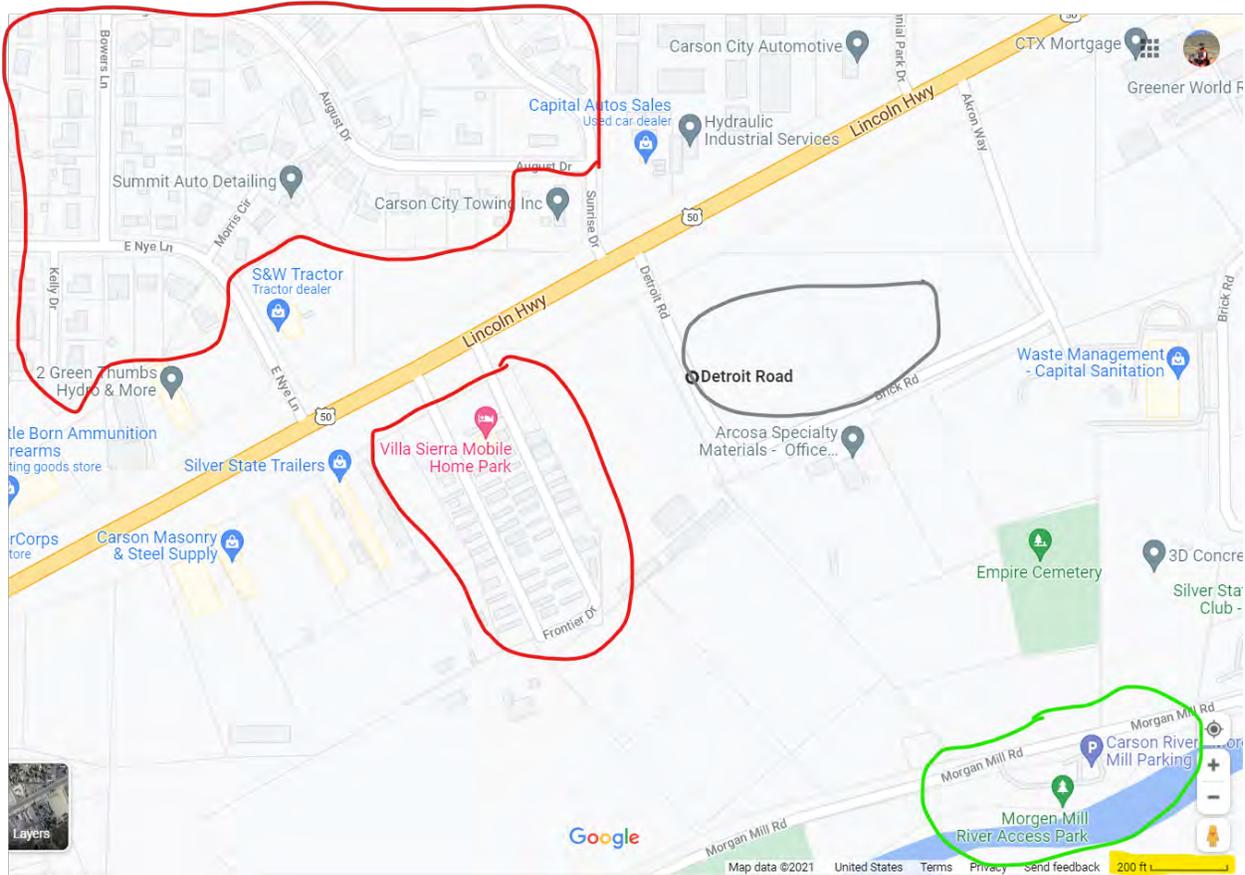
- 3) This is a satellite view of the property. The red circle marks the proposed slaughterhouse site. The blue line marks the path water is taking on a regular basis when the Carson River overflows.



- 4) This sign is clearly an older sign and is posted on Morgan Mill Road near the park. The river is on the other side of those trees. As water flows, it is in a direct line to the proposed site of the slaughterhouse. (See above screenshot)



5) This screenshot shows a Google map view.



I have circled in red the nearby homes.

I have circled in grey the proposed slaughterhouse location.

I have circled in green the nearby park and multi-use trailhead.

Empire Cemetery is clearly marked.

I highlighted the map scale in the lower right (200 feet).

6) Please reference the screenshot on Page 4 for these next two photos.



This view is from the proposed slaughterhouse site on Detroit Road looking towards Highway 50. Just beyond the green car and the sheds are the homes of August Drive and Sunrise Drive.



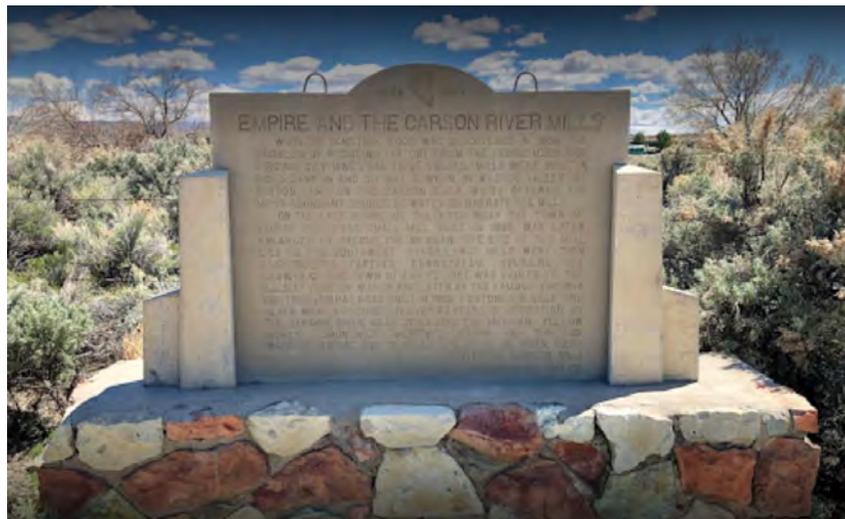
This view is from the proposed slaughterhouse site on Detroit Road looking directly west across a fenced, cleared acreage. Those are homes in Villa Sierra Mobile Home Park.

- 7) For those interested in the historical perspective, the slaughterhouse proposed site is where Empire City and the Carson River Mills were. **The historic Empire Cemetery remains, and a historic marker – Centennial Marker #1 -- was placed near Akron Way.** I've listed websites that refer to the historical significance of the area where this slaughterhouse is proposed.

<http://www.nv-landmarks.com/towns-de/empire-cc.htm>

<https://shpo.nv.gov/nevadas-historical-markers/historical-markers/empire-and-the-carson-river-mills>

[https://noehill.com/nv\\_carson\\_city/nev0001.asp](https://noehill.com/nv_carson_city/nev0001.asp)



As you can see on Page 4, the historic Empire Cemetery is nearby the proposed slaughterhouse location. Many of Carson City's founders are buried there.

<https://www.carson.org/government/departments-g-z/parks-recreation-open-space/cemeteries/empire-cemetery>

**My parents live within a three-minute WALKING distance** from this proposed slaughterhouse site.

- Their peaceful enjoyment of their property will definitely be affected by the **odors** of a slaughterhouse operation. Multiple live animals in confined spaces smell. Their fecal matter and urine smell. The livestock trucks and trailers bringing animals will be dropping fecal matter along the route and especially on these side roads leading to the site. Once the animals are dead, there will be blood, guts, fats, skin, hooves being stored up to a week (or longer if there is no driver that day) will cause an even more rancid stench.
- Their enjoyment of their property will be affected by the horrific **noise** coming from this operation as animals are being slaughtered.

- They will potentially be exposed to the known **pathogens** of slaughterhouses – bacteria, viruses, prions, etc., through insects and flooding.
  - They will be exposed to the **fly problem** associated with livestock and slaughterhouses as these insects spread disease from the slaughterhouse to the nearby community. They will be further exposed if the river floods and spreads contaminants through their community.
- They will be exposed to the **noise** of the livestock trucks using engine brakes as well as the other pollution caused by these types of vehicles.
- Their **property values will decrease**. ***Supervisors, ask yourself if you would want to live within three minutes walking distance of a slaughterhouse. Most people will answer ‘no, a slaughterhouse does not belong near homes’.***

When the appeal for the Planning Decision’s approval of a slaughterhouse near residential areas comes before the Board of Supervisors, please do the right thing for the residents of Carson City.

**OPPOSE THIS SLAUGHTERHOUSE BEING BUILT NEAR RESIDENCES**

It has no place being near homes, being near the river, being near a park.

Respectfully,

*Rene Pizzo*

Rene Pizzo  
c/o The Howards  
4990 August Dr  
Carson City, NV 89706



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## Regarding slaughterhouse

1 message

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**Suelmi H** <suelmih@outlook.com>

Sun, Oct 10, 2021 at 7:02 PM

To: "ccpeacefulenjoyment@gmail.com" <ccpeacefulenjoyment@gmail.com>

A slaughterhouse on Hwy 50 should not follow through because wastewater from slaughterhouses pollute waterways with contaminants such as fat, grease, manure, ammonia, phosphorus and nitrates. Nitrates are a major source of water pollution, and it affects lives of animals and insects that depend on water for survival. However, not only does this pollute water, it also pollutes the air due to greenhouse gas emissions such as methane, carbon dioxide and nitrous oxide, all which cause biodiversity loss. Less than a quarter mile away from where these noxious pollutants will emit is a Latino community that consists of elders and children.

Suelmi Herrera



Jennifer Verive <ccpeacefulenjoyment@gmail.com>

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## Opposed to Slaughterhouse location

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Tom Stanley <tomsretired1@gmail.com>

Sat, Oct 16, 2021 at 5:27 PM

To: Jennifer Verive <CCPeacefulEnjoyment@gmail.com>, Planning@carson.org, CCEO@carson.org

I can't believe any of the planning board members would want a slaughterhouse near their home yet they have approved a location, off of highway 50, near homes and a, generations old, trailer park. Slaughterhouses are necessary but given the amount of open land areas east of Carson City, why does one need to be located in a populated area? People's lives will be negatively affected by the proposed location. We love our home here in Carson City and would be very angry if something like this received planning approval with very little input from the home owners in the area. Please reconsider your vote.

Dear Madam Mayor, Supervisors, and Commissioners:

I am writing in response to Item 13.3 LU-2021-0308 on the Agenda for the Planning Commission meeting on 9/29/21. As Planning Committee Commissioners are appointed by the Board of Supervisors and/or a particular Supervisor, I believe it is important that you are all made aware of critical information relevant to this agenda item – information that supports the conclusion that locating a slaughterhouse within our City (County) limits will have major negative impacts on County revenues, tourism, and quality of life for our citizens.

As a resident located on August Dr., two houses down from the “cutoff” required for the Official Notice of Public Hearing, I am horrified and scared by the prospect of having a slaughterhouse within a quarter mile of my home and in direct line of sight from my daughter’s school bus stop. As a recently divorced, formerly stay-at-home mother, who teaches part time at Western Nevada College, my only asset is my home. My quality of life, as well as my daughter’s, and my elderly father’s (he lives with me), is directly in the ‘line of fire’ of the proposed slaughterhouse. This is an intensely personal matter – but also one with much broader implications not only for my neighborhood, but for our community.

As a trained researcher, I did what I do best – I researched. I found that slaughterhouses and their impact on communities is a well-documented topic. All the studies I found, whether they were peer-reviewed, academic research or community-based surveys, determined that having a slaughterhouse in one’s community leads only to negative outcomes for individual citizens, neighborhoods, and the community overall. I have attached several of these studies to this email.

My conclusion was that the proposed slaughterhouse will significantly harm our community by decreasing revenue, stunting growth and tourism, increasing crime, introducing significant air and water pollution, and harming the health and well-being of our citizens.

**The proposed slaughterhouse WILL significantly negatively affect the use, peaceful enjoyment, economic value, and development of surrounding properties and the general neighborhood; and it WILL cause objectionable noise, vibrations, fumes, odors, dust, glare and physical activity.**

**Because of the evidence-supported reasons listed below, I strongly urge you to DENY this request for a special use permit.**

## **#1: The Community Does NOT Support This Project!**

Carson Valley Meats may have “customer” support, but despite the statements made in their press release, they do not have “community support” for this project. In fact, Carson Valley Meats failed to do due diligence with the hundreds of citizens living in residential neighborhoods near the proposed location – the only contact we had was the required Official Notice of Public Hearing.

Further, Carson Valley Meats is in Gardnerville. They already tried to build their slaughterhouse there and failed because the community did not support it.

Disregarding this strong and clear community voice, Carson Valley Meats then chose to sue Douglas County. They lost. And now they are here in our community.

My research found that the main interaction between slaughterhouses and their owners and the “community” is when the slaughterhouses are the subject of successful litigation by residents who are harmed by these facilities.

## **#2: This is NOT About “Demand” – It’s About LOCATION**

Whether there is or isn’t demand for a slaughterhouse is tangential to the issue at hand – which is a request for a SPECIAL use permit regarding the location of the facility. This request is required because common sense tells us that slaughterhouses do not belong within City limits, but rather in non-residential areas.

First, when this same type of permit is denied in Douglas County – a county with a great deal more ranches and animals and thus higher demand for a slaughterhouse – the point about this being about LOCATION is clear.

Second, contrary to the claim by the Carson Valley Meats application, residential neighborhoods and a variety of citizen activities will be affected by the proposed slaughterhouse. The proposed location is only 900 feet from a neighborhood -- that is less than a quarter mile! Additionally, the harmful outcomes from slaughterhouses are felt by people and properties as far out as 3 miles from the facility. The proposed slaughterhouse is within a 2-mile radius of hundreds of residences, dozens of businesses, two golf courses, an elementary school, and the animal shelter.

Third, the location of this slaughterhouse sits at the **ONLY Eastern Gateway** into our City, along a historic, heavily used highway frequented by locals and tourists – who will, if you approve this special use permit, be greeted by a strong stench of feces, dust filled with fecal particles, and the loud noises of the stressed vocalizations of animals awaiting slaughter.

Is this the message we want to send to folks coming into town from Fallon or Dayton or farther for a Wine Walk or classic car show? Is this the experience we look forward to when we take our children, snuggled in their pajamas, to meet Santa and ride on the Polar Express?

Finally, in today's world, **most** communities are strongly opposed to having a slaughterhouse in their neighborhoods. In fact, this past June, one community in Connecticut filed a lawsuit against their Zoning Board of Appeals because the Board approved such a facility.

The people of Carson City and across the U.S. are in agreement -- slaughterhouses belong in non-residential areas, far away from the places citizens live and recreate.

### **#3: Property Values Will Decrease by 26% (at minimum!)**

There is a great deal of evidence showing that slaughterhouse depress real estate values and transactions. Usually, this research is done within 3 MILES of a facility. The location of the proposed slaughterhouse is only 900 FEET from a residential neighborhood – that is about two tenths of a mile!

Residences near slaughterhouses (within 3 miles) can expect their property values to decrease by 26%, and properties abutting the slaughterhouse will see their property values decline by as much as 88%.

A 26% decrease in the value of my home would be a financial disaster, as it would be for many of my neighbors. 26% is an impactful number – Would you like your investments to go down by 26%? How about your paycheck? Your lifespan?

The presence of a slaughterhouse is, in real estate parlance, a “negative externality”, which is generally considered NOT “economically curable” – that means we’re stuck with it and the stigma of trying to sell a home next to a slaughterhouse.

Research on communities across the country shows a decrease in property tax values ranging from **18% to 40%**. Residents often litigate this matter – and win.

#### **#4: Economic Vitality Will Decrease**

Regardless of whether you eat meat or not, the fact is that NO ONE wants a slaughterhouse in their backyard. Citizens and tourists are sure to alter their plans to avoid the odor, noise, and air pollution produced by the slaughterhouse. Citizens will divert to Arrowhead Road and Deer Run Road to avoid this patch of Hwy 50 (including the drainage from the proposed plant that runs off towards the highway).

The businesses along this part of Hwy 50 will lose customers and the neighborhoods along Arrowhead and Deer Run will see increased “thru traffic” – putting a burden on streets meant for local use only.

Additionally, it’s likely that tourists will choose alternate routes when possible and perhaps decide not to visit Dayton and Fallon. Thus, the proposed slaughterhouse will have a negative impact on our neighboring communities as well.

#### **#5: Arrests for Rape, Sexual Assault, & Family Violence Will Increase**

As a mother of a 15-year-old daughter, I was stunned to find sound, peer-reviewed research demonstrating that slaughterhouse employment, especially at smaller custom facilities, is directly related to increased rates of arrests for rape, sex offenses, domestic violence, and other family-related crimes (violent and non-violent) (Fitzgerald et al., 2009). I’ve attached these studies for your review.

The fact is that there is a great deal of research on the harmful effects of slaughterhouse work on its employees. (There is also a great deal of individual and class-action litigation regarding these effects – workers, their unions, and others have sued on the behalf of these workers.)

A 2021 study found that slaughterhouse workers *“have a higher prevalence rate of mental health issues, in particular depression and anxiety, in addition to violence-supportive attitudes...the research reviewed has shown a link between slaughterhouse work and antisocial behavior generally and sexual offending specifically.”*

Yes. The evidence shows that putting a slaughterhouse in our City will increase rapes, sexual assaults, and violence within families. In a community of our size, even the small number of employees proposed by Carson Valley Meats will have a significant impact. And is yet another reason for locals and tourists to avoid the businesses adjacent to the facility.

## **#6: Carson City Residents Will Get Sick and Stay Sick**

Human health will be severely negatively impacted by the proposed slaughterhouse. Our physical and emotional health will suffer due to air and water contamination from the manure of 60 to 120 animals. Additionally, slaughterhouses attract flies and other insects, often “carrying resistant strains of **pathogens**” and parasites.

There has been a lot of research on people who live near slaughterhouses and other animal facilities. Research shows that folks living within TWO MILES of this type of facility have suffered “*headache, runny nose, sore throat, excessive coughing, diarrhea, burning eyes...increases in eye and upper respiratory infections...and acute and chronic respiratory disease...*”.

Studies on the “spatial hedonics” of these sorts of facilities have found that within THREE miles there is an 18% negative impact on health, within ONE mile – the negative health impact is 23.5%.

These are real and documented health situations that are known mainly because of litigation – where residents successfully sued meat processing companies and their owners.

## **#7: Our AIR Will Be Polluted 24/7 – ODOR & DUST**

The proposed facility will produce a strong odor due to the ammonia, hydrogen sulfide, and methane produced by the animals. The air will be filled with particulate matter from manure (aka “fertilizer”).

The proposed design makes **NO** mention of any air filtration systems

The assertion by Carson Valley Meats that there will be no objectionable odor, noise, and dust because there are “only” 60 animals is misleading.

First, 60 animals produce a lot of waste. Research shows that “one hog excretes nearly three gallons of waste per day or 2.5 times the average human’s daily total.” (Hopey, 2003). One gallon of animal waste weighs about 8.5 lbs (Livestock and Poultry Environmental Learning Community Administration, 2019). Let’s do the math: 1 gallon of waste = 8.5 lbs, 3 gallons of waste/day for ONE hog = 25.5 lbs a day; 60 sows = 25.5lbs x 60 = 1,530 lbs = .765 tons – **almost 1 TON of manure in ONE DAY!**

How quickly the manure is cleaned up is **NOT** a safeguard for public health. EVERY day that manure is present will cause a stench and spew fecal matter into the air.

Further, research shows that slaughterhouses and other animal operations often violate the standards and regulations they are supposed to follow (hence the high litigation

rate). The Staff Report makes **NO** mention of any oversight or regulatory enforcement activities by the City.

#### **#8: Our WATER Will Be Polluted 24/7**

Groundwater and surface water contamination will result from the blood and fecal matter produced by the proposed slaughterhouse.

The Center for Biological Diversity (2019) reports that in 2019 *“twelve conservation and community groups representing millions of people sued the U.S. Environmental Protection Agency...for its decision not to update national standards restricting water pollution from slaughterhouses.”* Thus, Staff’s reliance on federal agencies to protect us **NOT** sufficient.

The proposed slaughterhouse is located adjacent to the Carson River and will be using City utilities such as sewer and water. The Center for Biological Diversity (2019) reports that *“Meat-processing plants discharge water contaminated with blood, oil, grease and fats. This wastewater contains nitrogen and phosphorus pollution, pathogens and other contaminants. When released into waterways, pollution from slaughterhouses can cause algae blooms that suffocate aquatic life and turn waterways into bacteria-laden public health hazards.”*

The Water System Report submitted by Carson Valley Meats does **NOT** address these water-related issues. It merely states that water will flow in and out of the proposed design meets standards. The problem is not the flow – it’s what’s in the flow. The report from Manhard Consulting focuses on drainage from the detention ponds during storm events. There is **NO** information in the special use permit application that speaks directly to the pollutants that will be in the water and how they will be filtered out. Utilizing the City sewer system means that these pollutants will be made available to our entire community.

#### **#9: There Will Be Objectionable Noise – Sounds “Like Killing Babies”**

Noise is a significant factor that affects real estate transactions and property values. It is well-known that slaughterhouses are noisy in terms of high decibel levels. Much research has been done on this, finding noise up to 95.2 decibels – in the “Very Loud Range” (dangerous for over 30 minutes) (Lulietto et al., 2018).

Slaughterhouses are also notorious in the quality of the noise – often described as “screaming”, popularized by the movie, “Silence of the Lambs”. One resident who lives near a slaughterhouse in Pennsylvania said, “It sounds like they’re killing babies.”

(White, 2000). The residents of that PA neighborhood were forced to litigate the matter – they won.

Although harvesting for the proposed slaughterhouse will be done inside a building, the Carson Valley Meats application makes **NO** mention of *any* noise mitigation measures other than the building itself. The vague design description mentions NO soundproofing or other measures for the harvesting areas nor for the holding areas.

**IN CONCLUSION: Please Deny the Request for a Special Use Permit!**

The evidence is clear. The harmful effects from slaughterhouses are well-documented and well-litigated. The proposed slaughterhouse may well benefit a few of our citizens – and it most certainly will have a significant **negative** effect on **ALL** of our citizens.

Carson City will experience a major decrease in revenue and quality of life by granting this special use permit. As Carson Valley Meats turns a profit, our citizens will suffer significant decreases in quality of life and physical and mental health, and our community will lose major tax, growth, and tourism revenues.

I urge you to deny this request: Don't slaughter our neighborhood! Don't slaughter our community!

Sincerely,

Jennifer M. Verive, Ph.D.

**From:** [Heather Ferris](#)  
**To:** [Christie Overlay](#)  
**Subject:** FW: Carson Valley Meats Slaughterhouse  
**Date:** Wednesday, December 1, 2021 1:57:49 PM  
**Attachments:** [image001.png](#)

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For 12/15 PC meeting

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**From:** Villa Sierra MHP <[villasierra@boavidamhp.com](mailto:villasierra@boavidamhp.com)>  
**Sent:** Wednesday, December 1, 2021 1:50 PM  
**To:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>  
**Subject:** RE: Carson Valley Meats Slaughterhouse

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Yes go ahead and put this email on record. I will try to work something out to comment at 3 thank you!

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**From:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>  
**Sent:** Wednesday, December 1, 2021 1:13 PM  
**To:** Villa Sierra MHP <[villasierra@boavidamhp.com](mailto:villasierra@boavidamhp.com)>  
**Subject:** RE: Carson Valley Meats Slaughterhouse

Charlotte-

Unfortunately there is not a call-in or virtual option for participation. The meeting will begin at 3 pm but the slaughterhouse item will not be heard **before 5 pm**. You can certainly comment at the beginning of the meeting during public comment. You do not have to stay for the entire meeting. Alternatively, if 5 pm is more convenient for you, you can attend the meeting at that time when the slaughterhouse item will be considered by the Planning Commission. Notices are required to be mailed 10 days prior to the meeting. You should be receiving notice in the next couple of days. The notice clearly states that this item will not be considered before 5 pm.

Any member of the public may attend the meeting. Comments can be made in person at the meeting, in writing, or both. All written comments will be forwarded to the Planning Commission for their consideration. Please advise if you would like you would like this email included on the record for the Planning Commission's consideration of 12/15.

I hope this answers your questions. Contact me with additional questions.

Heather

*Heather Ferris*  
*Planning Manager*  
*108 E. Proctor Street*  
*Carson City, NV 89701*  
*775-887-2180*



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**From:** Villa Sierra MHP <[villasierra@boavidamhp.com](mailto:villasierra@boavidamhp.com)>

**Sent:** Wednesday, December 1, 2021 11:52 AM

**To:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>

**Subject:** Carson Valley Meats Slaughterhouse

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

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Hello Heather,

My name is Charlotte Stewart I'm the manager of Villa Sierra mobile home park. I want to be able to comment against the location for the Slaughterhouse but the meetings keep getting scheduled at a terrible time for me. Is there a way to call in to be heard? Or if I go at 3:00pm can I comment and leave? I'm extremely upset with how this is being handled and feel that the people who will be effected most by this location are being ignored. We still haven't been mailed a notice. The tenants have lived here for generations. We have over 100 people living in our park elderly, children, and animals. This will interfere with their peaceful enjoyment, health and safety. Why is it acceptable to take a more vulnerable population and force this on them? Not to mention my employers investment; how is it okay to take a company's valuable investment and diminish the value so another company can be happy? I think the only acceptable solution is to move the Slaughterhouse away from homes or move all the residents on the slaughterhouses dime.

Thank you,

Charlotte Stewart

Villa Sierra MHP  
4999 US HWY 50 E #1  
Carson City NV 89701  
(775) 885-9600

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December 7, 2021

To: Carson City Planning Commission  
Carson City Planning Division  
Carson City City Manager

Subject: Public Comments for the Record; Planning Commission Meeting for  
December 15, 2021; LU-2021-0308; Special Use Permit for a Slaughterhouse

I strongly recommend that the Planning Commission deny LU-2021-0308, a Special Use Permit for a slaughterhouse on Brick Rd. in Carson City for the following reasons:

1. The Carson City Planning Division Director failed to properly investigate the application as required by Carson City Municipal Code.<sup>1</sup> Specifically, the Director did not produce a factual investigation, or an opinion based on factual information, that addresses the detrimental impact of a slaughterhouse on the surrounding neighborhood(s) and therefore cannot find in the affirmative for Carson City Municipal Code Title 18.02.080, paragraph 5, which requires that the proposed use:

"Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is compatible with and preserves the character and integrity of adjacent development and neighborhoods or includes improvements or modifications either on-site or within the public right-of-way to mitigate development related to adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity"

The Director instead provided to the Planning Commission a subjectively biased report, at times using the exact text provided by the applicant, to support the proposal. The initial report to the Planning Commission provided no objective analysis of the assertions made by the applicant and no factual data from academic, scientific, government, or industry sources beyond that submitted by the applicant. Consequently, the Commission was not provided with factual "evidence" addressing the detrimental effects of the proposal which, at a minimum, include:

a. Detrimental economic value to surrounding properties and the general neighborhood cannot be logically disputed. In numerous cases across the U.S. where slaughterhouses have been approved, property values have been depressed for both residential and commercial properties.<sup>2</sup> In many cases, urban communities have compelled municipalities to "zone out" slaughterhouses because of their detrimental effects on residential growth. In no case has the value of surrounding properties been increased when adjacent to a slaughterhouse.

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<sup>1</sup> **Carson City Municipal Code**, 18.02.080, [https://library.municode.com/nv/carson\\_city/codes/code\\_of\\_ordinances?nodeId=TIT18ZO\\_CH18.02ADPR\\_18.02.080SPUSPECOUS](https://library.municode.com/nv/carson_city/codes/code_of_ordinances?nodeId=TIT18ZO_CH18.02ADPR_18.02.080SPUSPECOUS)

<sup>2</sup> The Appraisal Journal, (2015 Winter) **Animal Operations and Residential Property Values**

b. A slaughterhouse is inconsistent with the character and integrity of adjacent properties because the proposed area is surrounded by light industrial, commercial and residential properties. There are no agricultural activities in this area, at all. Applications for use permits in this area have focused on residential and commercial development.

c. The Master Plan promotes "infill" as a means of encouraging urban growth within existing zoning and that "Industrial uses should be generally located away from residential neighborhoods."<sup>3</sup> The Planning Commission and Board of Supervisors, with considerable effort, approved a permit in 2018 for the "Drako Development" of 270 single family residential lots, roughly 1000 yards east of the proposed slaughterhouse. This sandwiches the proposed slaughterhouse between two residential neighborhood developments of over 300 homes and would likely discourage future urban infill.

d. The Planning Division is well aware of lack of support among the adjacent and affected businesses and neighborhoods; however, the Planning Division report contains little mention of this. Their report clings to compliance to the "letter of the law" instead of the spirit of the intent of the Master Plan, our zoning ordinance, and the requirements of the Carson City Municipal Code. The report to the Commission should clearly state that the proposed slaughterhouse enjoys no community advocacy from any resident of the two neighborhoods adjacent to the project. Public comment from individuals that did advocate for the slaughterhouse do not live in the adjacent properties.

e. The Director failed to address the intent of Carson City to improve the eastern corridor to the city and should have cited the fact that the city had submitted a grant request for a "complete streets" project for Williams Street. This grant was recently approved. Future plans for expansion of the Williams Street corridor would likely include highway 50 to the city limits, encompassing the proposed slaughterhouse area. Consequently, the slaughterhouse project is inconsistent with the Master Plan and corridor improvement intent.

2. The Planning Commission was previously offered subjective information from the applicant and her supporters at a previous meeting in support of the proposal. There was, and continues to be, a lack of accuracy in this information. For example:

a. The applicant claims 100 gallons of water per head for processing. This estimate is far below many studies which range from 150 gallons to over 1000 gallons per head of cattle.<sup>4,5</sup> This estimate does not include the water required to care for the animals prior to slaughter, clean the facility, or the enclosed holding yard. Additionally,

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<sup>3</sup> **Carson City Master Plan**

<sup>4</sup> Oklahoma State University Extension; **Slaughterhouse Water Use and Wastewater Characteristics.** <https://extension.okstate.edu/fact-sheets/slaughterhouse-water-use-and-wastewater-characteristics-fapc-240.html>

<sup>5</sup> University of Nebraska Lincoln, **Water and Energy Use and Wastewater Production in a Beef Packing Plant.** [https://digitalcommons.unl.edu/civilengdiss/81/?utm\\_source=digitalcommons.unl.edu%2Fcivilengdiss%2F81&utm\\_medium=PDF&utm\\_campaign=PDFCoverPages](https://digitalcommons.unl.edu/civilengdiss/81/?utm_source=digitalcommons.unl.edu%2Fcivilengdiss%2F81&utm_medium=PDF&utm_campaign=PDFCoverPages)

the applicant was denied approval of a similar project in Douglas County in which her application claimed water usage of 200 gallons per animal.<sup>6</sup> Regardless, the Planning Division accepted the applicants estimate at face value and offered no objective verification of the applicant's claimed water usage.

b. Odor, noise, and potential contamination of the environment were addressed subjectively. Numerous studies cite substantial mitigation efforts required to address these issues<sup>7,8,9</sup>; however, neither the applicant nor the Director provided factual information to the Planning Commission on these topics. The Board of Supervisors recently revoked the Special Use Permit for Tahoe Western Asphalt approved in 2011 after a decade of complaints from nearby residents deprived of quiet enjoyment by the plant's noxious fumes and noise.<sup>10</sup> The slaughterhouse proposal requires even greater mitigation of odor, noise, and environmental contamination in a denser residential zone. There is no evidence in any of the many studies and reports related to this topic of an urban residential environment not suffering a loss of quiet enjoyment caused by close proximity of a slaughterhouse. These concerns by residents and property owners must be honestly addressed by both the Director and this Commission.

3. The Planning Commission erred during the initial hearing for this Special Use Permit when they allowed the Planning Director to modify the application "on the fly" for construction of the indoor holding area. Carson City Municipal Code empowers the Director to determine what a "major change" to a project consists of; however, she failed to protect the interests of the city and its residents when she accepted a verbal modification from the applicant that more than doubles the under-cover elements of the project. Enclosing the holding area requires flooring, waste run-off and storage, environmental mitigation for the animals to be slaughtered including air conditioning and ventilation, watering, additional storm water runoff, and a host of other issues that are not part of the application and not investigated by the Planning Director.

4. There is little doubt that the northern Nevada region and the entire country could use more meat processing capabilities; however, the Planning Commission must act as advocates for the entire community, not the special interests of the applicant. Other municipalities facing the same decision have adopted a more considered approach to include feasibility studies, and working groups to determine best practices for slaughterhouses and affected communities.<sup>11</sup> Analysis of academic and industry reports indicate the property on Brick Road is clearly not the right location for this industry.

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<sup>6</sup> RO Anderson; Douglas County Community Development, August 26, 2019, **Description and Statement of Justification Special Use Permit - Sinclair Family Farm**

<sup>7</sup> USDA Natural Resources Conservation Service, **Agricultural Waste Management Field Handbook**. <https://directives.sc.egov.usda.gov/viewerfs.aspx?hid=21430>

<sup>8</sup> Bazrafshan E, Kord Mostafapour F, Farzadkia M, Ownagh KA, Mahvi AH (2012) **Slaughterhouse Wastewater Treatment by Combined Chemical Coagulation and Electrocoagulation Process**. PLoS ONE 7(6): e40108. doi:10.1371/journal.pone.0040108

<sup>9</sup> Clara S.F. Bah, Alaa El-Din A. Bekhit, Alan Carne, and Michelle A. McConnell **Slaughterhouse Blood: An Emerging Source of Bioactive Compounds**

<sup>10</sup> Carson City Special Use Permit SUP-10-115, **Tahoe Western Asphalt**

<sup>11</sup> Vermont, **Slaughterhouse Feasibility Report**, Sleeping Lion Associates, April 2005

Moreover, the applicant (Ms. Sinclair), has made little effort to engage the residents most affected by her proposed slaughterhouses. The lack of advocacy in California, Douglas County, and Carson City from her intended neighbors should speak volumes to this Commission. The Planning Commission must recognize that this complex issue requires comprehensive investigation by the Planning Department and a community effort to resolve.

5. I urge the Planning Commission to listen to the voice of the people most affected by this proposal; they have the right to live without the offense that comes with a slaughterhouse next door. They also have the right to expect the Planning Director and the Planning Commission will fully discharge their responsibilities by requiring an in-depth "investigation" of this issue before reaching a conclusion. I ask that you each recognize this application is not the right fit for Carson City and deny the Special Use Permit for Carson Valley Meats.

A handwritten signature in cursive script, appearing to read "Chris Carver".

Chris Carver

**From:** [Chris](#)  
**To:** [Planning Department](#)  
**Cc:** [CCEO](#)  
**Subject:** Comment for the record; Planning Commission meeting Dec 15, 2021  
**Date:** Tuesday, December 7, 2021 2:10:22 PM  
**Attachments:** [Carver Pub Comment.pdf](#)

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

Please ensure the enclosed document is included in the supporting materials as public record for the Planning Commission meeting addressing Special Use Permit LU-2021-0308. Please confirm receipt of this email and the attachment.

Chris Carver  
1820 Tulip Ct  
Carson City, NV 89703

775-720-6423

**From:** [Jennifer Verive](#)  
**To:** [Planning Department](#); [CCEO](#)  
**Subject:** Public Comment opposing proposed SH  
**Date:** Wednesday, December 8, 2021 3:11:23 PM  
**Attachments:** [G. Hernandez Public Comment.pdf](#)

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Hi Planning and BOS:

Attached is a public comment from Gerardo Hernandez. He wrote his comment in Spanish (the second page of the attached doc) and we translated it into English (first page).

I blocked his phone number and street address.

Please include this in the materials for the 9/15/21 PC meeting. I realize that it might be included in "late materials".

Thank you.

Best,  
Jennifer

--

Jennifer M. Verive, Ph.D.  
Mobile: 775.315.4748  
<https://www.linkedin.com/in/jenniferverive>

\*she/her/hers

11-28-2021

My name is Gerardo Hernandez and I wish to express that I am against the "Carson Valley Meats" location, it is not an appropriate location FOR that type OF business, to be near the center OF the beautiful city OF Carson City.

I appreciate the benefits OF the protein that beef OFFERS, but I believe there are ~~lots~~ lots, places that are better for that use.

Presently I am 54 yrs. old, in Nebraska I was employed ~~as~~ at a slaughter house where beef was processed and I know the odor that is released to the enviroment and the contamination to the soil and water.

I don't know what is the name OF the company presently, but about three decades ago it was "IBP", Iowa Beef Products.

Anything else I can help with.

Tele [redacted] 3 Thank you!

Gerardo Hernandez

1 [redacted] 213, Carson City

Nov/28/2021

My name is Gerardo Hernández. y deseo expresar mi inconformidad con la instalación de "Carson Valley Meats" por considerar inapropiada la actividad de este tipo de empresa, al estar ubicada en las cercanías de esta hermosa ciudad de Carson City.

Aprecio los beneficios de consumir proteínas de carne de Res, pero creo que hay terrenos y lugares con mejor ubicación para ese uso.

Ahora tengo 54 de edad, pero en mi juventud trabajé en otro estado, en Nebraska concretamente procesando carne de Res, y sé de que se trata y cómo se "perfuma" el entorno, y sus recursos de tierra y agua. No sé cómo se llame actualmente la compañía, pero hace más de tres décadas era: "ibp" (Iowa Beef Products)

(en español) al  
gracias!!

Gerardo Hernández.

**From:** [Heather Ferris](#)  
**To:** [Christie Overlay](#)  
**Subject:** FW: Planning Commission hearing on December 15, 2021, item LU-2021-0308  
**Date:** Monday, December 6, 2021 4:16:08 PM  
**Attachments:** [s-house map from Jim.PNG](#)

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For the 12/15 PC

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**From:** Jim Racobs <jracobs@gmail.com>  
**Sent:** Monday, December 6, 2021 12:33 PM  
**To:** Heather Ferris <HFerris@carson.org>  
**Cc:** Jennifer Verive <ccpeacefulenjoyment@gmail.com>  
**Subject:** Planning Commission hearing on December 15, 2021, item LU-2021-0308

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Re: Planning Commission hearing on December 15, 2021, agenda item LU-2021-0308

Dear Commissioners,

I oppose the special use permit for the proposed slaughterhouse for the various reasons you must be familiar with: odors, water contamination, flies, truck traffic, etc. Here I want to address the specific concern of its proximity to nearby homes.

The planning staff report maintains that the applicant's proposed facility is "approximately 900 feet" from the nearest homes. This incorrectly overstates the actual distance by nearly 50 percent. The homes in Villa Sierra Mobile Park will only be about 620 feet away, as calculated from the maps provided in the staff report. (Please see the attached map, based on the map on page 33 of the report.)

First, homes are situated right up to the east edge of Villa Sierra's lot, and parcel map 8-37 shows that there is a single lot between Villa Sierra and the applicant's property. That lot is 378 feet wide. So 378 feet is the distance between the nearest residences and the applicant's property line.

On page 33 of the staff report, the applicant's map shows a distance of 466 feet (465.78 feet to be precise) from the west wall of the proposed slaughterhouse structure to the west edge of applicant's lot. But other relevant features of the proposed facility will be much closer to the lot's west edge.

The corral extends west of the slaughterhouse at least another 75 feet. (The maps don't give the width of the corral, but it's wider than the slaughterhouse structure, which is 70 feet. See applicant's map on page 31.) And a detention basin for on-site flows (applicant's map on page 34) is situated about another 150 west of the corral. So relevant features of the slaughterhouse are within about 241 feet (466 - 225) of the west edge of applicant's lot.

This leaves a distance of only about 620 feet ( $241 + 378 = 619$ ) between the proposed facility and the nearest homes, not 900 feet. The slaughterhouse should not be permitted in Carson City. An appropriate location can surely be found in rural northern Nevada, away from established neighborhoods and more accessible to the ranching community.

Thank you for your attention to this matter.

Jim Racobs  
1763 Bliss Ct  
Carson City, NV 89701



**From:** [Kathleen Franco Simmons](#)  
**To:** [Heather Ferris](#); [Planning Department](#)  
**Subject:** Public Comments re: LU-2021-0308 Special Use Permit for a Slaughterhouse  
**Date:** Wednesday, December 8, 2021 9:06:34 AM  
**Attachments:** [Carson City Planning Commission Public Hearing comments 12-07-2021.docx](#)

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Please accept my public comments, attached, to be included with the materials for the Carson City Planning Commission public hearing of December 15, 2021.

Please reply to confirm receipt of this email.

Thank you,  
Kathleen Franco Simmons  
2108 Utah Street, Carson City, NV 89701

December 7, 2021

Carson City Planning Commission  
108 E. Proctor Street  
Carson City, Nevada 89701

SUBJECT: LU-2021-0308 regarding a request for a special use permit to allow for a slaughterhouse on the south side of Hwy 50 E and east of Detroit Road

**Please deny special use permit LU-2021-0308.**

I am writing on behalf of my parents, George and Diane Howard, 4990 August Drive and myself, Kathleen Franco Simmons, 2108 Utah Street, Carson City, Nevada.

**We are not opposed to a slaughterhouse.**

**We are opposed to the proposed slaughterhouse location on the south side of Hwy 50 E and east of Detroit Road.**

I submitted previous written comments dated September 29, 2021, and I understand they are being provided as part of the December 15, 2021, packet of Planning Commission agenda materials for the public record. If not, I ask that they be included and referenced as part of the public record in the staff report of December 15, 2021. I also spoke at the September 29, 2021, Planning Commission public hearing regarding LU-2021-0308. All of my written and oral comments and questions remain of continuing concern in the ongoing consideration of this matter.

**We continue to maintain that you cannot make Finding 2, which reads: “The project will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.”**

The application and the City staff reports, both written and verbal, and responses to Planning Commission questions at the September 29, 2021, public hearing did not provide meaningful consideration of our most critical concerns with this proposal, those being that the proposal will be detrimental to the use and peaceful enjoyment of our property, and will impact the economic value of our property. The Conditions of Approval presented on September 29, 2021, plus the additional Conditions of Approval added by the Planning Commission at that time were inadequate conditions and mitigations, and were not responsive to our concerns and questions. There was little to no data supporting the findings of staff, and no analysis of how staff came to its conclusions and findings. The absence of data and analysis by staff, City consultants or other governmental experts deprives the public and impacted property owners of their right to due diligence and due process. Additionally, the Planning Commission disregarded numerous principles and goals enumerated in the Carson City Master Plan, and disregarded the extensive public testimony of impacted neighboring property owners and citizens of the City.

**We continue to maintain that the project will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood, and will cause objectionable noise, vibrations, fumes, odors, dust, glare and physical activity.**

The proposed slaughterhouse at this location, within 913 feet of our family home and property and within 700 feet of the surrounding neighboring residential properties will impact the peaceful enjoyment of our property, impact the economic value of our property, and will change the character of the neighborhood.

**You cannot make Finding 1: “Will be consistent with the master plan elements.”**

The staff report explains that this will happen as such: *“The proposed slaughterhouse is consistent with the master plan. The property is zoned General Industrial and has a master plan designation of Mixed-Use Commercial. Chapter 3 of the Master Plan calls for achieving a more balanced land use pattern by encouraging infill and redevelopment with the City’s urbanized area. Industrial uses should be generally located away from residential neighborhoods, particularly those uses which generate significant noise and/or traffic. The subject property is in an area with industrial type uses with the nearest residence being located approximately 900 feet to the west.”*

**We maintain the proposed slaughterhouse is NOT consistent with the Carson City Master Plan.**

The statement *“The Master Plan calls for achieving a more balanced land use pattern by encouraging infill and redevelopment with the City’s urbanized area”* references Chapter 3 of the Master Plan. This statement, assembled from the first paragraph of Chapter 3, disregards the intent of the full 42-page chapter’s complex articulation of the Master Plan’s Guiding Principles and Goals, including: providing for balance and complimentary land uses, water conservation, consideration of housing, retail, service uses, stewardship of the natural environment, protection of environmentally sensitive areas, floodplain and hazard area development, acquisition of open space, protection of natural areas, and recreational opportunities. The staff justification for finding the proposed slaughterhouse at this location to be consistent with the Master Plan is based on ambiguous terms at best and blatantly false when contrasted to actual text within the Master Plan, as provided in the following pages.

We agree with the statement that *“Industrial uses should be generally located away from residential neighborhoods...”* however, we maintain that a use such as a slaughterhouse should be a matter of miles, not several hundred feet from residential neighborhoods. The statement: *“...the nearest residence [is] located approximately 900 feet to the west”* is false. Our residence is 913 feet from the proposed slaughterhouse, and there are numerous neighboring residences that are closer to the proposed location.

The above statement in the staff report disregards the overarching **Vision** articulated in the **Carson City 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**. It is a city which takes great pride in its role as Nevada’s state capital and strives to offer its residents a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs.*

**Please consider that the Carson Valley Meats proposed Slaughterhouse at the proposed location on Highway 50 East and Detroit Road will be in conflict with the Carson City Master Plan.**

The Carson City Master Plan provides for the following Themes, Guiding Principles and Goals. We respectfully request the Planning Commission to give more deliberate consideration to these Themes, Guiding Principles and Goals:

Theme 1 – A Balanced Land Use Pattern: Guiding Principle 3: Stewardship of the Natural Environment: The City will identify and **strive to conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, the floodplains of the Carson River and other significant watercourses, and visually sensitive areas, such as prominent hillsides surrounding the community.** In addition, the City will plan for future development to **minimize the impacts of potential natural disaster events, such as wildfire and flooding, on the community.**

**Please consider that the site for the proposed slaughterhouse is in a natural, scenic area that should be conserved, and that the wetlands on or abutting the site are environmentally sensitive areas that should be conserved.**

**Please consider that the current open space extending from the bend of the Carson River, 500 feet south of the proposed site to Highway 50, and adjoining open space toward the Centennial Park and golf course area is a current land-bridge for important wildlife and habitat, and should be protected and conserved.**

**Please consider that the bend of the Carson River is a critical area of the floodplains of the Carson River, and should be recognized and treated appropriately including protection from development as a slaughterhouse.**

**Please consider that the bend of the Carson River provides critical wetlands and should be protected. Please consider that Empire Cemetery Hill is a visually sensitive area on a prominent hillside and should be protected.**

Theme 2 – Equitable Distribution of Recreational Opportunities: Carson City residents are fortunate to have **access to an extensive network of open lands both within and surrounding the community,** as well as a range of more formal community and neighborhood parks and sports facilities; however, some portions of the community remain underserved... **The City will place an emphasis on establishing more parks with a natural character,** where possible, as opposed to non-athletic turf areas, **in response to expressed community preference.**

**Please consider that the open lands between the bend of the Carson River and Highway 50 should be protected from development and might be developed in the future with a continuation of the trail system that currently consists of the Empire Ranch Trail, Riverview Park Trail, Buzzy’s Ranch Trail, and the Mexican Ditch and Mexican Dam Trail, the Prison Hill Trail, and the Airport Road wetlands trails. This trail system can feasibly be connected to the Centennial Park and Wildhorse Trail, completing a portion of a rim trail around the City.**

Theme 3 – Economic Vitality: Carson City derives its overall health and economic success from its ability to maintain a strong and diverse base of jobs, to provide a supply of varied housing choices for its employees, to **provide a range of service and recreational opportunities for residents and visitors,** and to generate tourism through the **promotion of its unique characteristics and historic amenities.**

We request the City to protect its historic pioneer cemetery on Empire Cemetery Hill; protect the awesome view of Eagle Valley and Carson City from the cemetery; protect the skyview from Empire Cemetery and viewpoint.

Guiding Principle 5: A Strong Diversified Economic Base: The City will also seek opportunities to promote its historic and recreational resources and overall quality of life as a means of generating tourism revenue and attracting new employers to the community. **The City will strive to approach economic development activities using a collaborative and innovative approach that encourages cooperation between the public and private sector, and with other jurisdictions as appropriate to achieve the objectives of this Master Plan.**

We request the City deny the request for a slaughterhouse at the proposed location but also to initiate working with Carson Valley Meats in a public/private partnership to locate the proposed facility at the Carson City Landfill.

Theme 4 – Livable Neighborhoods and Activity Centers: Carson City strives to be a city known for its **safe, attractive, and diverse neighborhoods**, compact mixed-use activity centers, and its vibrant, pedestrian-friendly Downtown. **Access to parks, pathways, open space, and recreational facilities will be emphasized and the incorporation of thoughtful design and site planning techniques will be encouraged in ALL development...** Principles for achieving Livable Neighborhoods:

- Increasing the quality of development citywide;
- Encouraging infill and redevelopment that blends seamlessly with established areas of the City;
- Providing connectivity to surrounding land uses; and
- Protecting and enhancing the City’s historic resources.

We request adherence to the Master Plan’s Theme 4 bullet-points for Livable Neighborhoods: blend infill seamlessly with the established neighborhoods, provide connectivity to surrounding land uses of the Carson River Park and Boat Ramp and the Empire Ranch Trail and protect and enhance the City’s historic Empire Hill Cemetery.

Guiding Principle 9: Stable, Cohesive Neighborhoods Offering a Mix of Housing Types: **The city will also work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods located within the city’s urbanizing areas.**

We emphatically request adherence to the Master Plan’s Guiding Principle 9: The city will also work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods located within the city’s urbanizing areas.

Guiding Principle 10: Protection of Historic Resources: Carson City will **seek to preserve and enhance its historic resources by enforcing its existing preservation regulations** and ordinance and updating them as needed, and by **encouraging historic preservation efforts** through the use of financial, building, and other incentives for the restoration and rehabilitation of historic structures and facilities.

**We request adherence to the Master Plan’s Guiding Principle 10 as described above.**

Theme 5 – A Connected City: A connected city allows residents to travel within the community, and to other centers within the region, in a variety of ways using a safe, efficient, multi-modal transportation system. **Carson City will promote a sense of community by linking its many neighborhoods, employment areas, activity centers, parks, schools, and recreational amenities with an extensive system of interconnected roadways, multi-use pathways, bicycle facilities, and sidewalks.**

**We request adherence to the Master Plan’s Theme 5 as described above.**

Guiding Principle 12: A Unified Pathways System: **The City will seek to ensure that most major destinations, parks, schools, and open space areas within the community are accessible from residential neighborhoods via safe routes that are free of vehicular conflicts and that allow the user to enjoy the natural setting of Carson City without their automobiles – adopting the slogan “Every home is a trailhead.”** Carson City is committed to the shared use of most trail corridors by walkers, joggers, horseback riders, rollerbladers, strollers, and off-highway vehicles. The City will also seek to provide access to all feasible portions of the pathway system and open space areas for persons with disabilities.

**We request adherence to the Master Plan’s Guiding Principle 12 as described above.**

Chapter 3: Guiding Principle 2: Balanced Land use Mix: Goal 2.1d – Land Use Friction Zones: **Enforce standards for transitions between residential and commercial uses** and develop standards for mixed-use development to address compatibility issues.

**We request adherence to the Master Plan’s Guiding Principle 2, Goal 2.1d as described above.**

Guiding Principle 3: Stewardship of the Natural Environment: The City will identify and **strive to conserve its natural, scenic, and environmentally sensitive areas including important wildlife habitat, the floodplains of the Carson River and other significant watercourses, and visually sensitive areas, such as prominent hillsides surrounding the community.** In addition, the **City will plan for future development to minimize the impacts of potential natural disaster events, such as wildfire and flooding, on the community.**

**We request adherence to the Master Plan’s Guiding Principle 3 as described above.**

Goal 3.1a – Carson River Master Plan: Ensure that the goals and policies contained in the Master Plan and the uses designated on the Land Use Map are consistent with those contained in the Carson River Master Plan.

**We request adherence to the Master Plan’s Goal 3.1a as described above.**

Goal 3.1b – Environmentally Sensitive Areas: **Environmentally Sensitive Areas within the community should be protected using available tools, such as development setbacks, dedication, or other mechanisms.**

**We request adherence to the Master Plan’s Goal 3.1b as described above.**

Goal 3.2a – Hillside Development: **Limit future hillside development** through the retention of public lands at a Local, State, or Federal level, and by **discouraging hillside development on private lands** through the use of existing cluster development and steep slope provisions as contained in Chapter 18.08 of the City’s zoning ordinance.

**We request adherence to the Master Plan’s Goal 3.2a as described above.**

Master Plan Land Use Categories, Table 1 (Page 3-15): Low Density Residential (LDR) of 1/3 to 5 acres per dwelling unit with a Primary Use of Single-family residences lists Secondary/**Complimentary Uses including schools, parks, recreation, and open space** in a planned neighborhood setting.

**Please consider that the neighborhoods surrounding the proposed project are long-time established neighborhoods which enjoy the rural setting with access to open space and recreational opportunities north and south of the site.**

3.3d – Floodplain and Hazard Area Development: **Continue to discourage development within the 100-year floodplain and other hazard areas and require development on flood prone properties to be clustered out of the 100-year floodplain as defined by FEMA.**

**We request adherence to the Master Plan’s Goal 3.3d as described above.**

Finally, to be clear, we are not opposed to a slaughterhouse. We are opposed to the location of the proposed slaughterhouse. We have made efforts to offer our assistance to the applicants, Carson Valley Meats, to find a better location for their slaughterhouse project. We have communicated with the City and the Northern Nevada Development Authority our efforts to attempt to meet with the applicants to discuss a more feasible location. We ultimately would like CVM to consider and honor our request so that we collectively can come to a WIN – WIN – WIN conclusion, a WIN for the neighborhood – a WIN for the applicant – and a WIN for the City.

**Please vote no on the request for the special use permit to allow a slaughterhouse on Highway 50 and Detroit Road.**

**ALTERNATIVE PROPOSED MOTION: “I move to deny special use permit LU-2021-0308 based on the inability to make the findings contained in the staff report and the public testimony received by written and oral communication before and during the public hearing of December 15, 2021.”**

Respectfully submitted,

Kathleen Franco Simmons  
2108 Utah Street  
Carson City, NV 89701  
On behalf of my parents,  
George and Diane Howard  
4990 August Drive  
Carson City, NV 89701

**From:** [Mark Mazza II](#)  
**To:** [Planning Department](#)  
**Cc:** [Heather Ferris](#)  
**Subject:** Public Input LU-2021-0308  
**Date:** Tuesday, December 7, 2021 10:07:08 AM

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**Purpose:** I am writing to convey my opposition to the proposed approval of a special use permit for the slaughterhouse on the South Side of Hwy 50 East (APNs 008-371-38, 008-371-39 and 008-371-10). I am the owner of one of the closest residentially zoned parcels at 3125 Sunrise Drive.

**Rationale:**

- 1) Peer reviewed research has shown significant devaluation of properties in proximity to and adjacent to slaughterhouses throughout the United States. If approved, I stand to lose a significant amount of equity in my recently purchased vacant lot, which could prevent me from receiving the lending required to build a home. This is a very real consideration, I had recently closed on the property at 3125 Sunrise Drive when I learned about the proposed slaughterhouse. Had I known about these plans, I would have either adjusted my offer downward, or avoided the property all together. My anecdotal evidence should be weighed heavily in the planning commission's process. In my line of work, I deal directly with cattlemen, shepherders and sale yards in the livestock industry on a daily basis. I am in support of the industry as a whole, but placing this business inside city limits, devaluing property is irresponsible and penalizes residents around the planned facility. It does not fit with any logic about where the facility should be placed. it does not need to be in this location, and furthermore, is not a good spot to put it.
- 2) If the purpose and need of a slaughterhouse is required in Northern Nevada, the facility should be planned as close as possible to where livestock are achieving their finishing weights. This would reduce rancher's trucking expenses and support the industry in a manner consistent with long term planning. As Carson City, Moundhouse and Dayton continue to grow, this area will receive ever increasing amounts of traffic for livestock trailers to contend with. It will also reduce the land used for grazing. Long term planning is only consistent with placing this facility out of city limits and close to grazing areas. Areas in Fallon, Silver Springs and Gardnerville are much closer to where livestock are achieving their finishing weights. These areas make more sense to place a slaughterhouse than inside Carson City's city limits.
- 3) Waste management in any area holding livestock is a major concern. Nitrification of water sources causes havoc on riparian and aquatic habitats and contaminates water sources. This facility needs to be much further from the Carson River, a major river in Nevada to ensure that the water is protected. A safe distance of 3 miles is more sensible. The current planned facility is less than 1 mile from the river. A small accident or careless employee could create big problems.
- 4) Some of the least affluent residents in Carson City live around the proposed slaughterhouse. If this facility was planned for the West Side of Carson City there would be a higher degree of outrage. It seems to me that by approving this special use permit the planning commission would be disadvantageously affecting lower income Carson City residents as opposed to allowing this slaughterhouse elsewhere in Carson City.

**From:** [Rene Don PIZZO](#)  
**To:** [Planning Department](#)  
**Cc:** [CCEO](#)  
**Subject:** Please oppose special use permit for slaughterhouse near residential areas LU-2021-0308  
**Date:** Wednesday, December 8, 2021 10:25:08 AM  
**Attachments:** [slaughterhouse opposition letter 12-8-21.pdf](#)

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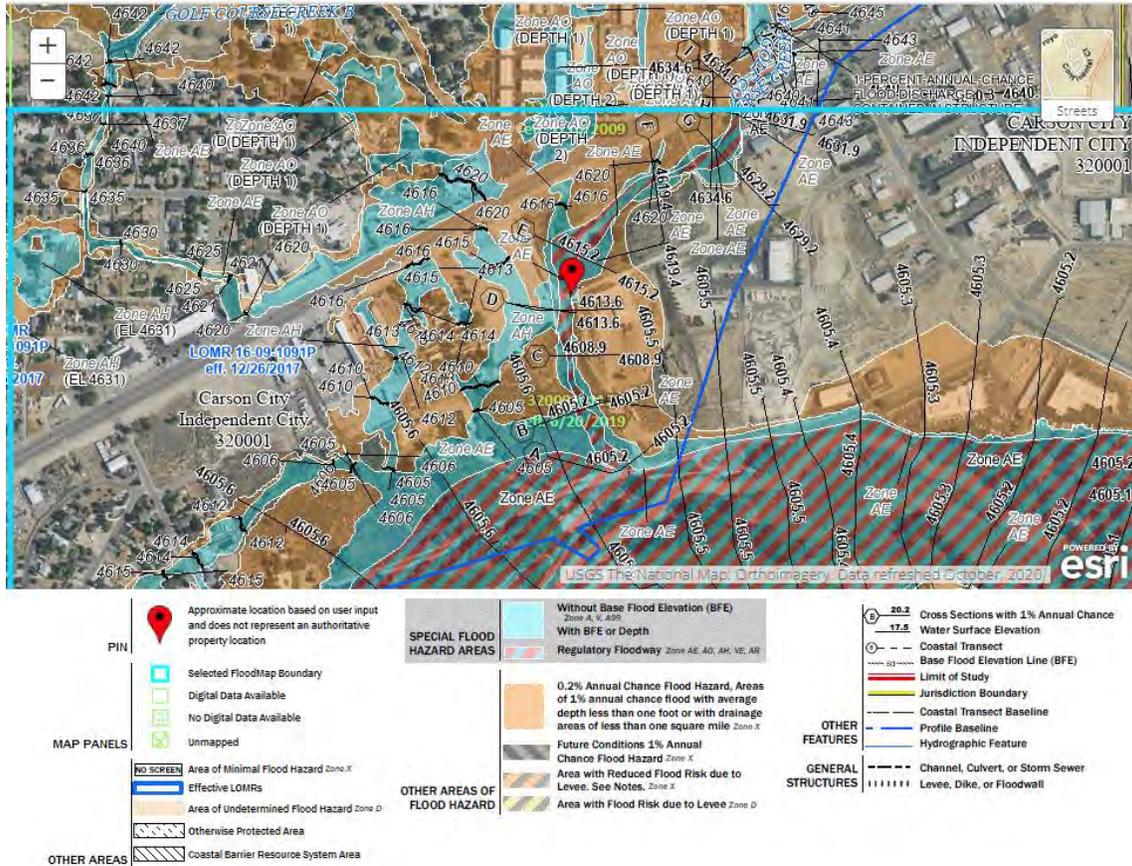
For the public record: Please see the attached letter requesting the Planning Commissioners oppose the Special Use permit for a slaughterhouse near residential areas.

Thank you.

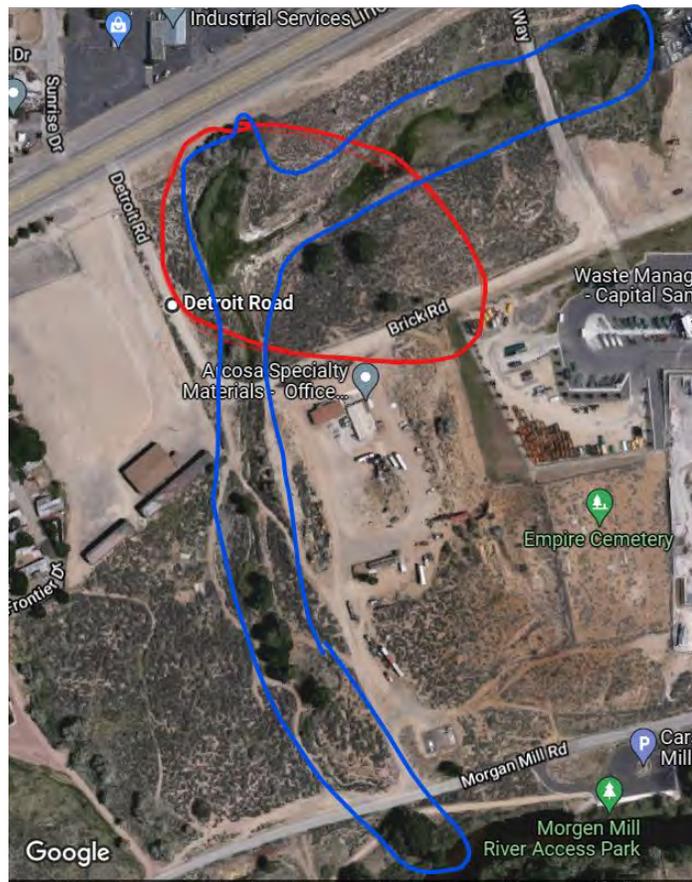
Rene Pizzo



2) This second screenshot is from FEMA's website "FEMA Flood Map Service Center" <https://msc.fema.gov/portal/search> NOTE the Red marker in the center of the map is the proposed slaughterhouse site. The map shows that the site is in a **Regulatory Pathway**. FEMA defines a regulatory pathway as: A "Regulatory Floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. <https://www.fema.gov/glossary/floodway>



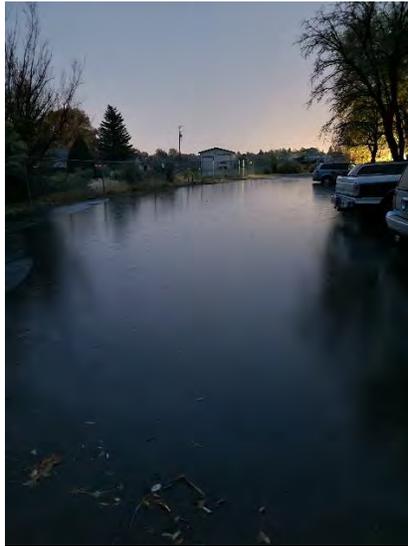
- 3) This is a satellite view of the property. The red circle marks the proposed slaughterhouse site. The blue line marks the path water is taking on a regular basis when the Carson River overflows.



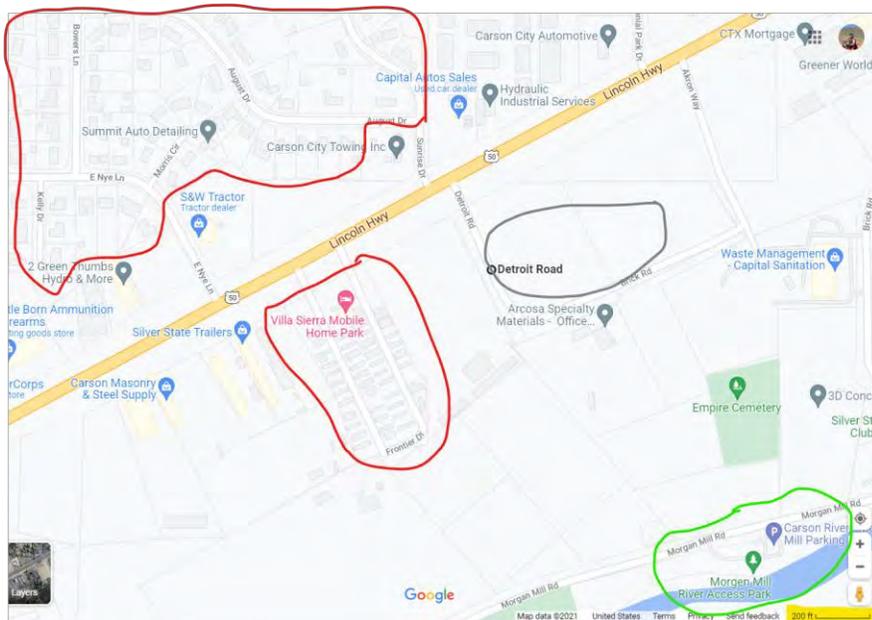
- 4) This sign is clearly an older sign and is posted on Morgan Mill Road near the park. The river is on the other side of those trees. As water flows, it is in a direct line to the proposed site of the slaughterhouse. (See above screenshot)



On the weekend of October 23-24, 2021, Carson City had heavy rains. These two photos are from the sites adjacent to the proposed slaughterhouse site.



5) This screenshot shows a Google map view.



I have circled in red the nearby homes.

I have circled in grey the proposed slaughterhouse location.

I have circled in green the nearby park and multi-use trailhead.

Empire Cemetery is clearly marked.

I highlighted the map scale in the lower right (200 feet).

6) Please reference the screenshot on Page 4 for these next two photos.



This view is from the proposed slaughterhouse site on Detroit Road looking towards Highway 50. Just beyond the green car and the sheds are the homes of August Drive and Sunrise Drive.



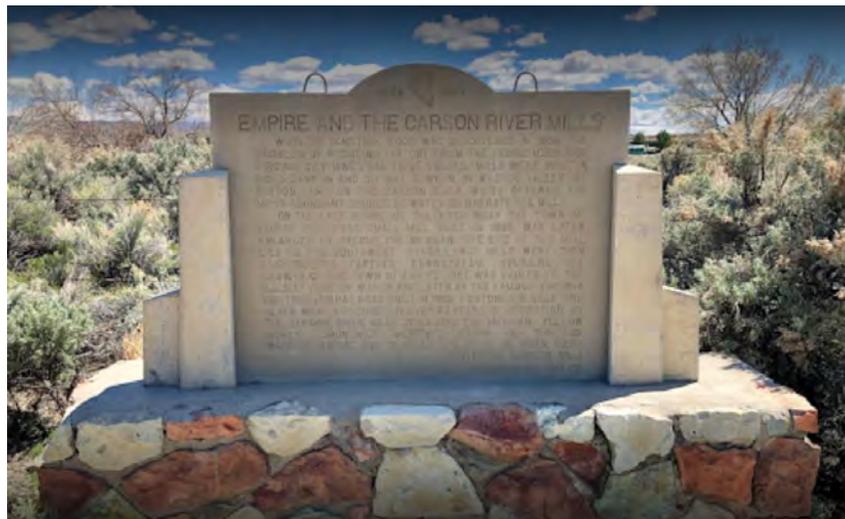
This view is from the proposed slaughterhouse site on Detroit Road looking directly west across a fenced, cleared acreage. Those are homes in Villa Sierra Mobile Home Park.

- 7) For those interested in the historical perspective, the slaughterhouse proposed site is where Empire City and the Carson River Mills were. **The historic Empire Cemetery remains, and a historic marker – Centennial Marker #1 -- was placed near Akron Way.** I've listed websites that refer to the historical significance of the area where this slaughterhouse is proposed.

<http://www.nv-landmarks.com/towns-de/empire-cc.htm>

<https://shpo.nv.gov/nevadas-historical-markers/historical-markers/empire-and-the-carson-river-mills>

[https://noehill.com/nv\\_carson\\_city/nev0001.asp](https://noehill.com/nv_carson_city/nev0001.asp)



As you can see on Page 4, the historic Empire Cemetery is nearby the proposed slaughterhouse location. Many of Carson City's founders are buried there.

<https://www.carson.org/government/departments-g-z/parks-recreation-open-space/cemeteries/empire-cemetery>

**My parents live within a three-minute WALKING distance** from this proposed slaughterhouse site.

- Their peaceful enjoyment of their property will definitely be affected by the **odors** of a slaughterhouse operation. Multiple live animals in confined spaces smell. Their fecal matter and urine smell. The livestock trucks and trailers bringing animals will be dropping fecal matter along the route and especially on these side roads leading to the site. Once the animals are dead, there will be blood, guts, fats, skin, hooves being stored up to a week (or longer if there is no driver that day) will cause an even more rancid stench.
- Their enjoyment of their property will be affected by the horrific **noise** coming from this operation as animals are being slaughtered.

- They will potentially be exposed to the known **pathogens** of slaughterhouses – bacteria, viruses, prions, etc., through insects and flooding.
  - They will be exposed to the **fly problem** associated with livestock and slaughterhouses as these insects spread disease from the slaughterhouse to the nearby community. They will be further exposed if the river floods and spreads contaminants through their community.
- They will be exposed to the **noise** of the livestock trucks using engine brakes as well as the other pollution caused by these types of vehicles.
- Their **property values will decrease**. ***Planning Commissioners, ask yourself if you would want to live within three minutes walking distance of a slaughterhouse. Most people will answer ‘no, a slaughterhouse does not belong near homes’.***

Please do the right thing for the residents of Carson City.

**OPPOSE THIS SLAUGHTERHOUSE BEING BUILT NEAR RESIDENCES**

It has no place being near homes, being near the river, being near a park.

Respectfully,

*Rene Pizzo*

Rene Pizzo  
c/o The Howards  
4990 August Dr  
Carson City, NV 89706

**From:** [Heather Ferris](#)  
**To:** [Christie Overlay](#)  
**Subject:** FW: agenda item LU-2021-0308 for Dec 15, 2021 Planning Commission hearing  
**Date:** Tuesday, December 7, 2021 8:51:51 AM

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For 12/15 PC.

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**From:** Yukiko Hayashi <jimandyukiko@gmail.com>  
**Sent:** Monday, December 6, 2021 6:51 PM  
**To:** Heather Ferris <HFerris@carson.org>  
**Subject:** agenda item LU-2021-0308 for Dec 15, 2021 Planning Commission hearing

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

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Planning Commission:

I oppose the special use permit for a slaughterhouse. My home is about a mile from the proposed slaughterhouse, and my workplace is perhaps a quarter mile from it. I am astonished that city officials are seriously considering permitting such a facility in this populated area.

Slaughterhouses do not belong in a city, accompanied as they are by stench, risks of contamination to water supply, insects and other pests, congestion from large trucks, etc.

Furthermore, this is not the case of a city expanding and encroaching on a formerly remote operation. The proposal here is to impose a new slaughterhouse on established, long-time residents, businesses, and recreationists. (My husband and I take walks in that area, and we see others doing so. Empire Ranch golf course is also nearby.)

Nor is this a case where a suitable alternative location simply can't be found. Northern Nevada abounds in rural open spaces, including spaces that are closer to the ranches in need of meat processing.

Please refuse any special use permit for a slaughterhouse in our city. Thank you.

Yukiko Hayashi  
1763 Bliss Ct  
Carson City, NV 89701