

December 15, 2021

Dear Commissioners,

My husband and I moved to S. Deer Run Road a little over 3 ½ years ago. We loved the area and were attracted to the rural neighborhood and open space.

Shortly after we purchased our home the Carson City Planning Commission approved our special use permit to build a 2400sq. workshop that is now completed. We felt this was a worthwhile retirement investment. We never imagined that a slaughterhouse would be built in the vicinity that could detract from the appeal of the area and negatively impact our property values. We would not have purchased our home had the Slaughterhouse already been built in the proposed location.

In 2019 the Douglas county Planning Commission unanimously denied the appeal by Carson Valley Meats to build a slaughterhouse in their community. Their main concern was the specific location. That is the problem that we, and others, have with the Carson Valley Meats Carson City location.

The proposed Slaughterhouse will be an enclosed facility. Research shows that this does not contain the stench generated from the slaughtering of animals. The proposed facility will be metal which will echo the noise.

Hwy. 50 is a high traffic area with many accidents. As Dayton continues to develop the traffic congestion will increase, and adding cattle trucks to the mix will have a negative impact at the intersection of Hwy 50 and N. Deer Run Rd.

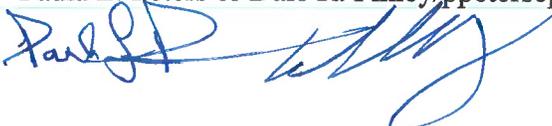
Dale and I spent 17 years overseas, cruising on our 39' sailboat. We visited many third-world South Pacific islands. Whenever there was a slaughterhouse, it was located well away from town. Why does Carson City want to have one built within the city limits near residential neighborhoods?

Why doesn't Carson City Meats, Inc. a ~~California corporation~~^g, build a slaughterhouse in California? Apparently they did apply to build one in Placerville but it was not approved. Douglas County did not approve their slaughterhouse proposal. Carson City is their third attempt to get approval to build a slaughterhouse. Why is the capital city of Nevada seriously considering allowing them to build a slaughterhouse here within our city limits? Please let them continue shopping and do not approve their slaughterhouse at the proposed location.

We know the potential for increased tax base and sewer fees would be appreciated, but we don't think that is a good reason to approve this slaughterhouse proposal. A location further east on Hwy 50 would be more appropriate. Again, we moved here for the open space and Peaceful Enjoyment.

Please Do Not Approve the Slaughterhouse.

Paula L. Peters & Dale R. Finley/ppeterscpa@hotmail.com



Received during 12/15/21
PC mtg.

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.

Received during 12/15/21
PC mtg.

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 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.

SLAUGHTERHOUSE

12/15/2021

The "Downtown 2020 Group", the City, and other organizations have worked hard to improve our downtown corridor to recruit businesses, tourism and make it a gathering place for our locals.

Each of you, as an appointed official, have a Moral and Ethical obligation to make responsible decisions that affect our community and citizens. Residents of our town are fearful of the affects this will have on their health and well-being and property being devalued. Is the Planning Commission willing to take personal responsibility if the Project is 'detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood' or other adverse impacts?

As we all know, the demographics of Carson City have changed over the years. The area in question for the Slaughterhouse used to be all industrial and in the rural part of town. This area is now mixed use with businesses, residential neighborhoods, and possibly future housing Developments. Additionally, this is a recreational area with hiking trails and directly across the Hwy. from Centennial Park and Ball Fields. It is also home to the Historic "Empire Cemetery" and the "Morgan Hill Monument."

We are not against the Slaughterhouse; we are against the location. It needs to be in a rural, unpopulated area. I had mentioned in our first meeting that a place for this facility would be in Lyon County or Douglas County, where it first originated.

If this facility closes, the land is likely to be contaminated. We do not need another piece of contaminated land in our City like the V&T property that has been vacant since the 50's. Please do not make another mistake that many generations will pay for.

The city has just received a \$9.3 million Grant used to transform East William Street to accommodate sustainable economic growth and enhance the quality of life in Carson City. Our Mayor, Lori Bagwell, said "Carson City can and will use these funds to accommodate sustainable economic growth and enhance the quality of life". The Slaughterhouse is not conducive to this vision.

Carson City is known as a Friendly Senior Community, but we are also a College Town. We need to continue to create, encourage and improve an environment and atmosphere where our Seniors feel safe and our youth can plan to build a future and a career, and raise their families. This applies to everyone, not just a chosen few!

It is respectfully, and with great concern, that I reiterate, the Slaughterhouse Project should not be approved for Carson City. Apply the Golden Rule: "Do unto Others as you would have them Do Unto you." I ask that you look into your hearts, reflect on your own livelihood, and embrace the pleas from our community against this Project being in our city and deny this moving forward.

Thank You for your time...



Doreen Mack/PresidentDowntown 2020 Group
Loftyexpressions@sbcglobal.net
775-885-2444

Received during 12/15/21 PC mtg.

From: [Jennifer Verive](#)
To: [Planning Department](#)
Cc: [CCEO](#); [Bob Buttner](#)
Subject: petitions for PC mtg tonight
Date: Wednesday, December 15, 2021 9:09:57 AM
Attachments: [Sinclair CA feasibility study and 2 petitions.pdf](#)

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

Hi Planning,

Is it too late to include the 3 documents in the attached file? There are 2 petitions with 5 more signatures and a news article about the feasibility study Ms. Sinclair did in California.

Please advise if I need to make and bring copies to the meeting because it's past the deadline.

Thank you,
Dr. Verive

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

*she/her/hers

Placer Hopes to Bring Home the Bacon & Wrap It, Too

Published on February 22, 2016

Placer County and a group of local ranchers are exploring plans for a new animal processing facility to help ranchers bring their meat to market.

Funded by a \$75,000 U.S. Department of Agriculture grant and \$50,000 in matching funds from the county, the partners business plan in February to see if it makes business sense to build a cooperatively-owned, small-scale facility near Shingler. If it determines it won't be profitable, the project won't continue. The effort is being led by the grant recipient, Sierra Foothills Meat Company, a committee made up of meat producers, with assistance from Placer County and the University of California Cooperative Extension in Nevada counties.

"Right now, our ranchers have to go as far as Reno or Orland to have their livestock processed, only to have to import it to the local market," said Josh Huntsinger, Placer County agricultural commissioner. "By building a local facility, we're improving access for local agriculture, creating jobs and improving farm-to-table access to high-quality, locally-raised meat for Placer residents."

The planned USDA-inspected facility could process between 1,500 and 3,000 animals annually - mostly cattle but also sheep and goats. It is small by comparison; the nation's largest facilities process as many as 28,000 animals a day. Services would include cutting and wrapping. The plant would be designed to ensure that it exceeds the guidelines for humane treatment set by the highest industry standard. The facility is expected to create 10 to 12 new jobs.

"Placer County has a great group of livestock producers and I believe the facility would be a great addition to help expand local agriculture," said Karin Sinclair, Sierra Foothills Meat Company president. "We are so fortunate to have the fresh produce and products in Placer and adding local meat would hopefully encourage more producers to take part in supplying their products for local purchase."

PETITION

CC Residents opposed to the Carson City Slaughterhouse on Highway 50 & near Deer Run Road



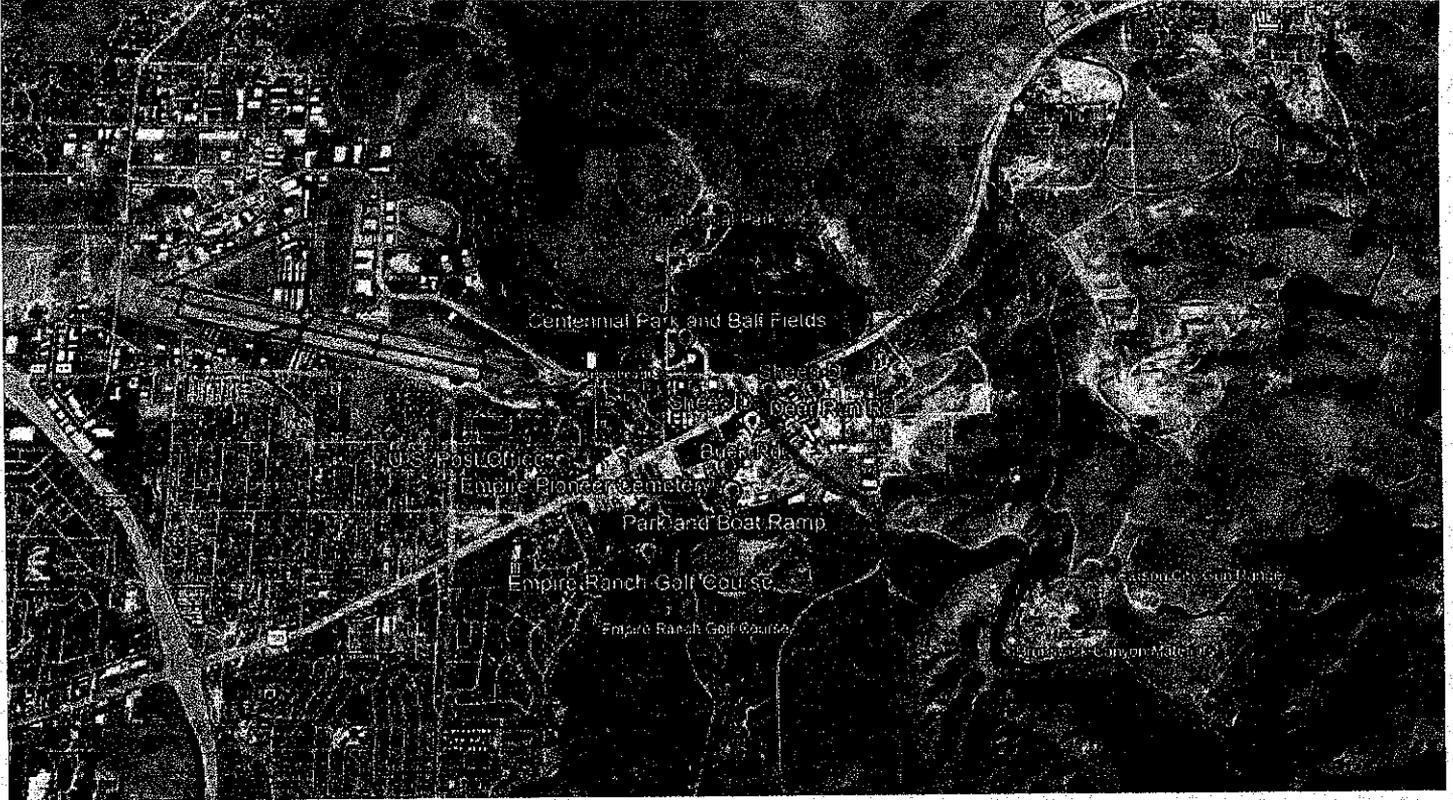
On September 29th, the City Planning Commission approved a special use permit for a slaughterhouse INSIDE urban city limits on east Highway 50 near Deer Run Road. It is on historic properties, in a floodplain, by two golf courses, by Centennial Park and ball fields, and by a recreational boat pull-out on the Carson River. The site is located within 900 feet of two subdivisions and is at the eastern entrance to Carson City which is highly used by the commuter and tourist rich regions east of our city. This project has already been denied in California and by Douglas County. Three appeals have just been filed to reverse this decision based on resident's objections and possible legal points. The supervisors will hear the appeals on November 18th.

Please sign to emphasize that we don't want this project WITHIN city limits!

Name	email	zip
1. Diane Ramsey	Goldelock941@gmail.com	89703
2. Janalyn	janzyn@me.com	89706
3. Judith Moore	Judithmoore287@gmail.com	89706

PETITION

CC Residents opposed to the Carson City Slaughterhouse on Highway 50 & near Deer Run Road



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Name	email	zip
1. Mary E Katz	betsykatz49@gmail.com	89703
2. Shirley M. Woods	sm.woods@hotmail.com	89423
3.		

From: [Rene Don PIZZO](#)
To: [Theresa Preston](#); [Charles Borders](#); [Paul Esswein](#); [Jay Wiggins](#); [Richard Perry](#); [Nathaniel Killgore](#); [Sena Loyd](#)
Cc: [Planning Department](#); [CCEO](#)
Subject: LU-2021-0308
Date: Tuesday, December 14, 2021 4:24:15 PM

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

Dear Planning Commissioners:

In the document provided by Heather Ferris, she included the photo that I have attached. The document states that there are no residences near this location. Specifically, it states: SURROUNDING ZONING AND LAND USE INFORMATION: NORTH: General Industrial/ Hwy 50 E EAST: General Industrial/ vacant SOUTH: General Industrial/ warehouse and vacant WEST: General Industrial/ warehouse
This is wordplay that minimizes how close this slaughterhouse proposed location is to residential areas.

Please look at the photo. Those are ALL residential areas to the west, northwest, and southwest. The closest residences are only a few hundred feet away. The document claims they are 761 feet away, but it is a three minute walk using the roads to get to those residences from the proposed slaughterhouse location. Odors from manure, denatured materials, blood, and dead animal waste travel in a straight line. This would most certainly affect the livability of the residences in the area. My parents also live a three minute walk via roads from this location, and there are closer homes than theirs who would be affected by the smells and sounds from this proposed slaughterhouse.

On a side note, Highway 50 is a highway, not a freeway. I-5 is a freeway. That being said, odors don't care if there is a road. They pass through the air in a straight line to all those residences across the road. A road is NOT a barrier to odors and sounds.

Regarding the document's claim that the project is outside the FEMA floodway, this is a wetland site. The heavy rain at the end of October caused flooding of that site, or rather, as a wetland, it did exactly what it was supposed to do and collected the moisture. If a building and asphalt block that water, it will find somewhere else to go, thereby causing potential flooding of the residential areas nearby as well as the nearby businesses. The pest contamination, bacteria, viruses, prions, etc., will flow from that site spreading contamination -- potentially dangerous contamination. Chronic wasting disease in wild game is spreading through the states, and the potential for some of the wild game processed at this facility to have this disease would also create the potential for spreading it to the local people, domestic animals, and wildlife. This disease affects the brain and is similar to the fatal 'mad cow disease' in humans.

The document claims that this slaughterhouse "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 proposed facility will include a 5,000 square foot animal processing facility, including a small butcher shop for retail sales of meats, and a 5,600 square foot indoor holding area for live animals. The facility will be limited to harvesting animals 1 day per week, a maximum of 60 animals on-site at any one time, with animals on-site 1 day per week for a maximum of 24 hours prior to processing. Staff has also included a condition which will allow the processing of additional animals during times of local events, such as fairs. The applicant will be limited to this additional processing for a maximum of 3 times per year. During these times, the applicant will be allowed to harvest animals a maximum of 3 days per week with a maximum of 120 animals on-site at any one time. Odors will be controlled with manure and waste material being removed from the site within 24 hours of harvesting. Unusable portions of the animals will be sprayed with denature to eliminate the potential for odors and removed from the site on the day of the harvest and properly handled by a rendering company." **While those animals are being held onsite alive for 24 hours, that is actually two days time the residences will hear and smell them as well as having dust from the increase in traffic affecting their peaceful enjoyment of their property. While the waste has to be removed within 24 hours of killing the animals, that translates to at least two days the residences will be smelling the hundreds of pounds of waste left by 60 to 120 animals. This does not even include the three events per year when all this doubles. When there is flooding affecting that property -- when, not if -- it will have the potential to spread that manure, blood, waste, contaminated water in their holding areas to the neighborhoods nearby.**

The document claims residential values would not be affected by a slaughterhouse built within a few hundred feet. This is absolutely false as one of the attached documents showed through several different studies about the effects of a slaughterhouse on nearby residential property values. People don't want to live near slaughterhouses and their odors and contamination not to mention the horrific sounds of animals being slaughtered. In the applicant's previous claims in the September meeting, he stated that residents near the slaughterhouse in Reno don't complain about the sounds of animals being killed or the dust or the smells. A recent visit explained why. There are no residents near that slaughterhouse. When one of the workers at that slaughterhouse was asked about how much noise is associated with the animals on slaughter day, they said that they have to shut their mind off to what they are hearing. Carson City residents should NOT have to be subjected to this.

As you re-listen to the arguments for and against the slaughterhouse being built near residential areas, please take note of the people who were in favor of it -- the majority were not from Carson City. When there are claims that this will bring jobs, note that the applicant claims it will provide 8 jobs. This is not a lot of jobs, they are not high quality jobs, they are not full time jobs, they are not well paid jobs. When you listen to people claim that there is a need for a local slaughterhouse, please take note that there is one in development in the Minden area. There is one in Washoe Valley. There is one in Reno. There are a number of mobile butchers who will visit the farms to kill their animals and process them.

Planning Commissioners: Please do the right thing for the residents of Carson City and deny this applicant the special use permit to put a slaughterhouse near residential areas. This will definitely affect the peaceful enjoyment of local peoples' properties.

Respectfully,

Rene Pizzo

Figure 1: Project Location

