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MEMORANDUM

Planning Commission Meeting of April 26, 2023

TO: Planning Commission

FROM: Heather Ferris, Planning Manager

DATE: April 25, 2023

SUBJECT: Public comment for non-agendized items

Staff has received the attached public comment related to matters not on the agenda.

Cecilia Rice

From: bepsy strasburg <strasburgpepsy@gmail.com>
Sent: Tuesday, April 25, 2023 11:42 AM
To: Heather Manzo; Planning Department
Subject: Andersen Ranch Estates Development Promise vs Now



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

I will be sending 4 emails in total - this email plus 3 other emails with photoes.

Dear Commissioners

Please note:

Where is the green boundary around the development shown in the Tentative Map? The retention basins are not green as seen in the photos. They are full of silt, very deep and litter in the basins. The final map was only discussed with the Planning Department with no requirement to have a public meeting in spite of repeated requests.

ANDERSEN RANCH ESTATES

Figure 7 (below) depicts the preliminary site plan developed for Andersen Ranch.



LANDSCAPE LEGEND		LANDSCAPE DATA	
	1. ...	1. ...	...
	2. ...	2. ...	...
	3. ...	3. ...	...
	4. ...	4. ...	...
	5. ...	5. ...	...
	6. ...	6. ...	...
	7. ...	7. ...	...
	8. ...	8. ...	...
	9. ...	9. ...	...
	10. ...	10. ...	...



Figure 7 – Preliminary Site Plan

The north green boundary is non-existent. Instead, there will be dual fencing in the north boundary with proposed big evergreen trees shading the existing nearby houses.

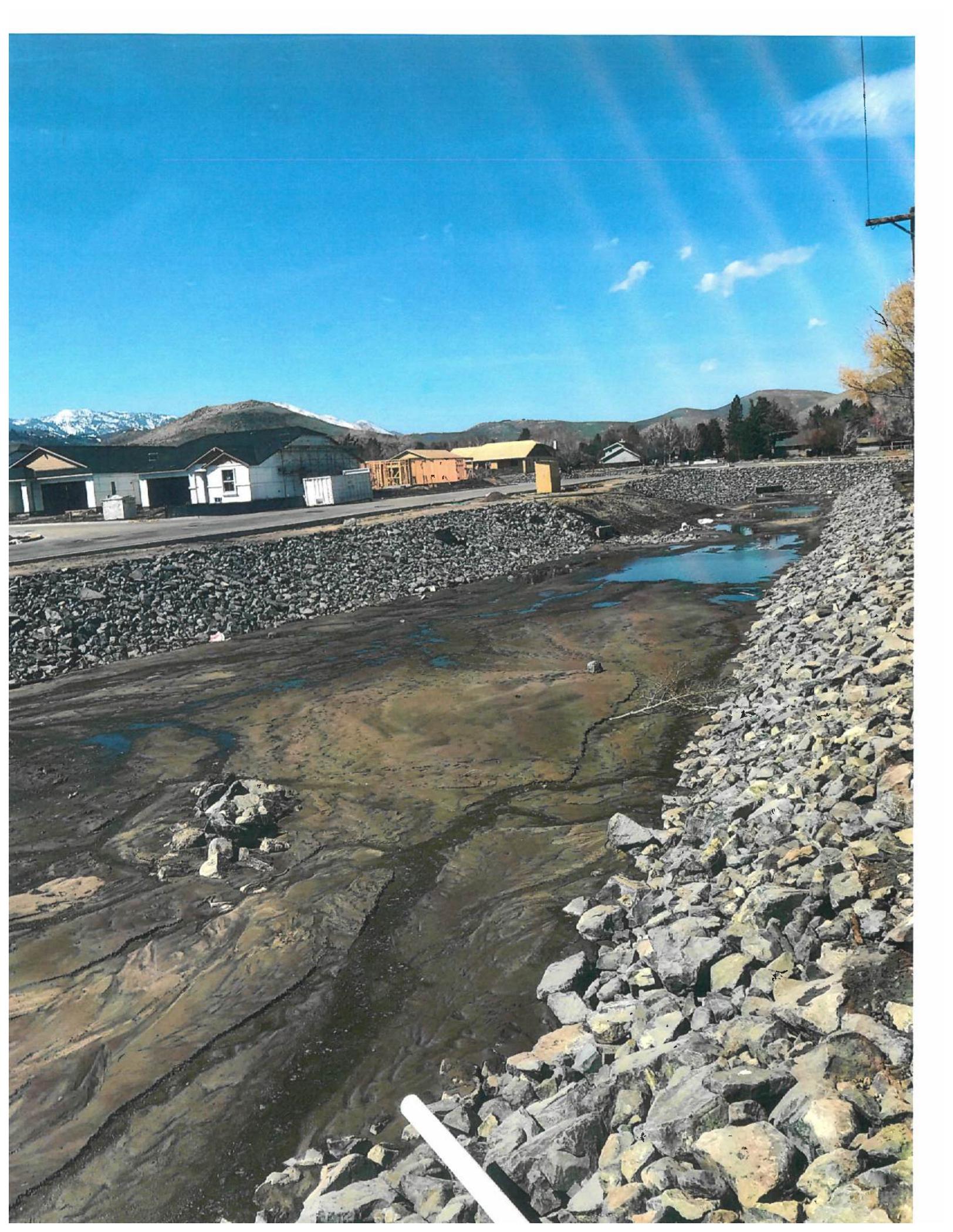
There was no pest control as a site preparation condition. As more foundation and streets were completed, the voles and field mice migrated to existing homes, destroying property.

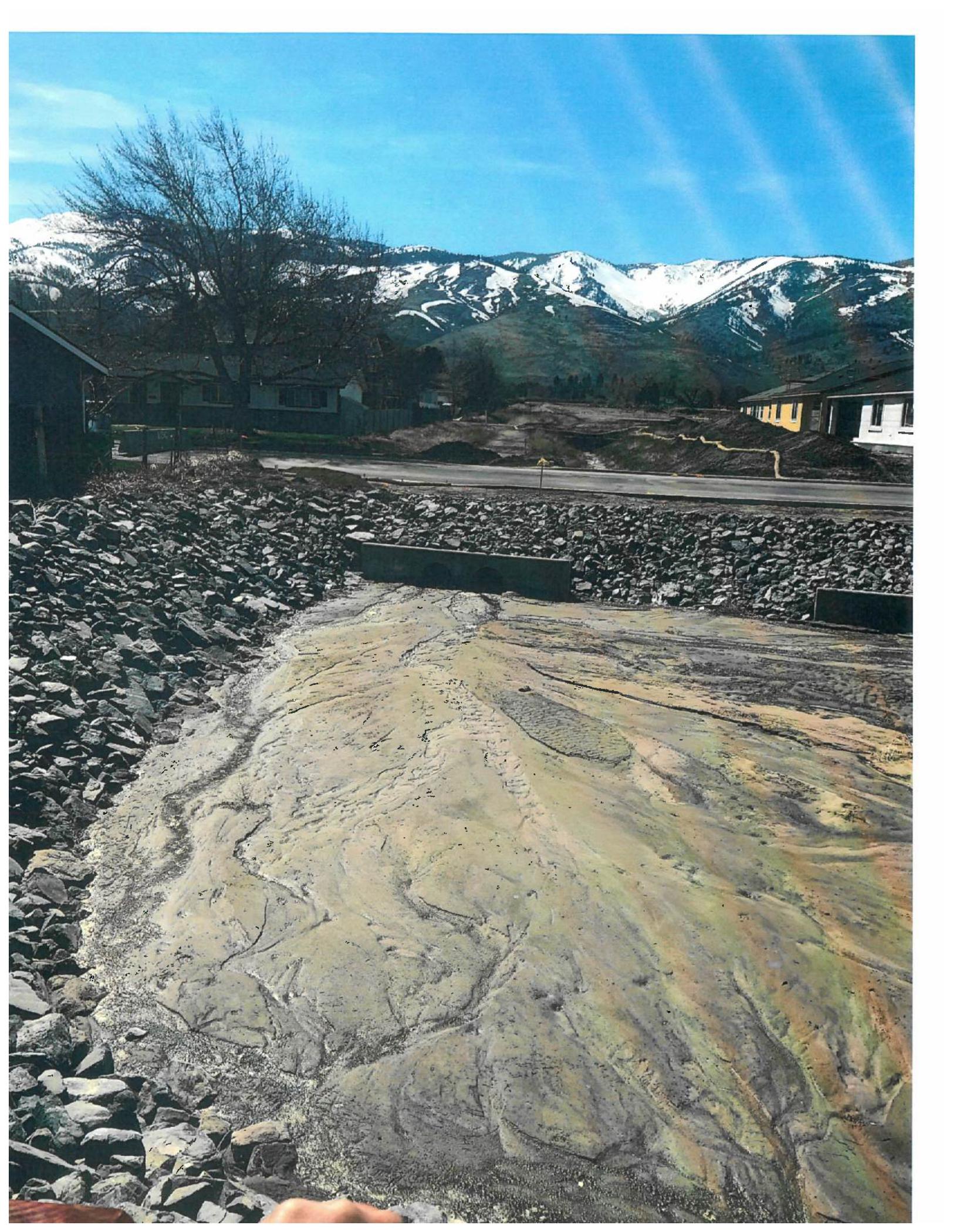
Although grading was repeatedly discussed at the Board of Supervisors meeting since the conditions of approval was done before final FEMA review, the max grading height (from street level) was not explicitly mentioned under the conditions of approval (at least I could not find it). Currently, the Mountain Street side shows an elevated grading from the street to about 3-4 feet. See lat 3 photos.

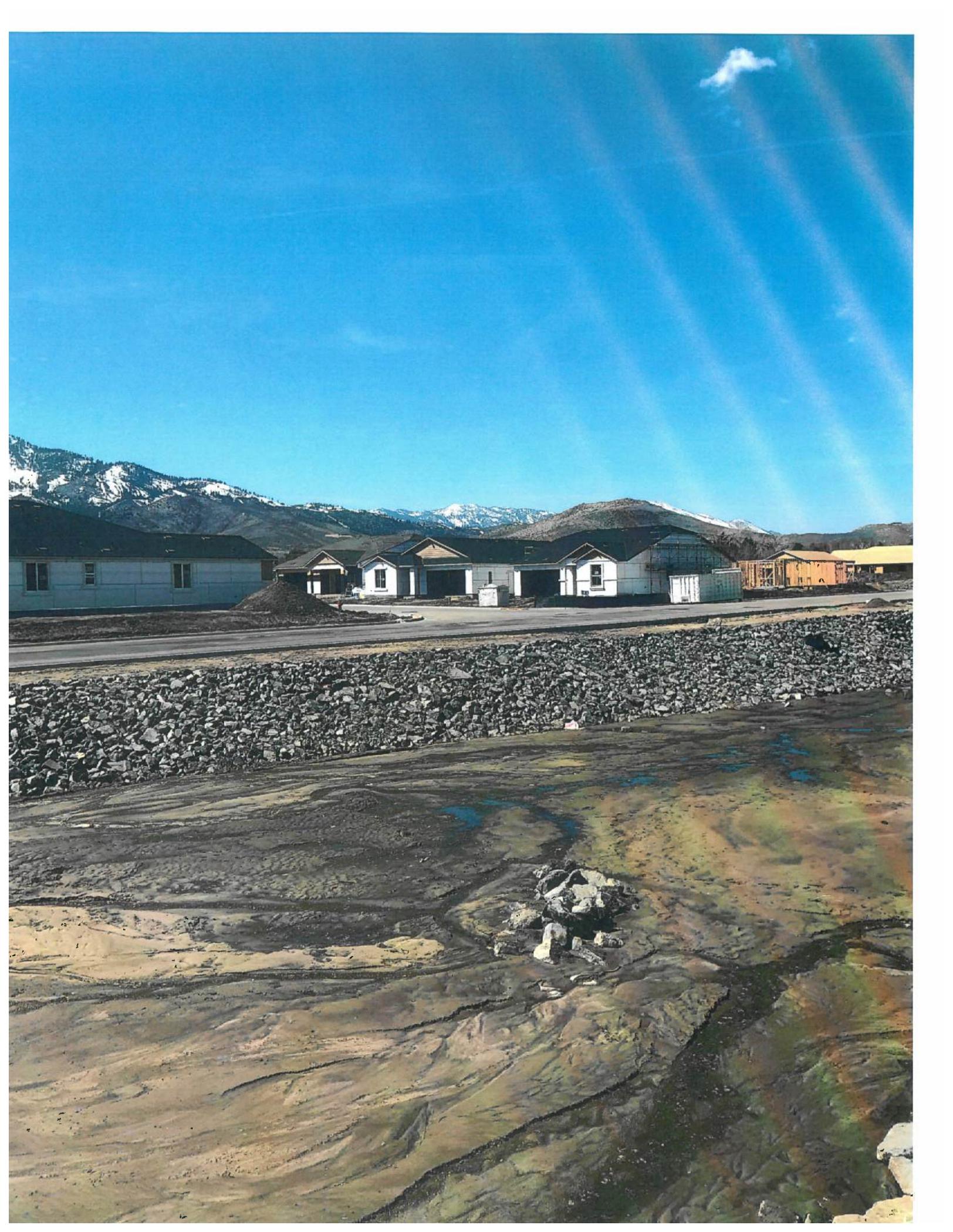
As this Commission is about to consider and vote yet another development closeby, please keep these exhibits in mind. What is often promised by the owner/developer never materializes. I urge this Commission to ask what has changed from the prior submission of Andersen West in October to achieve an approval now.

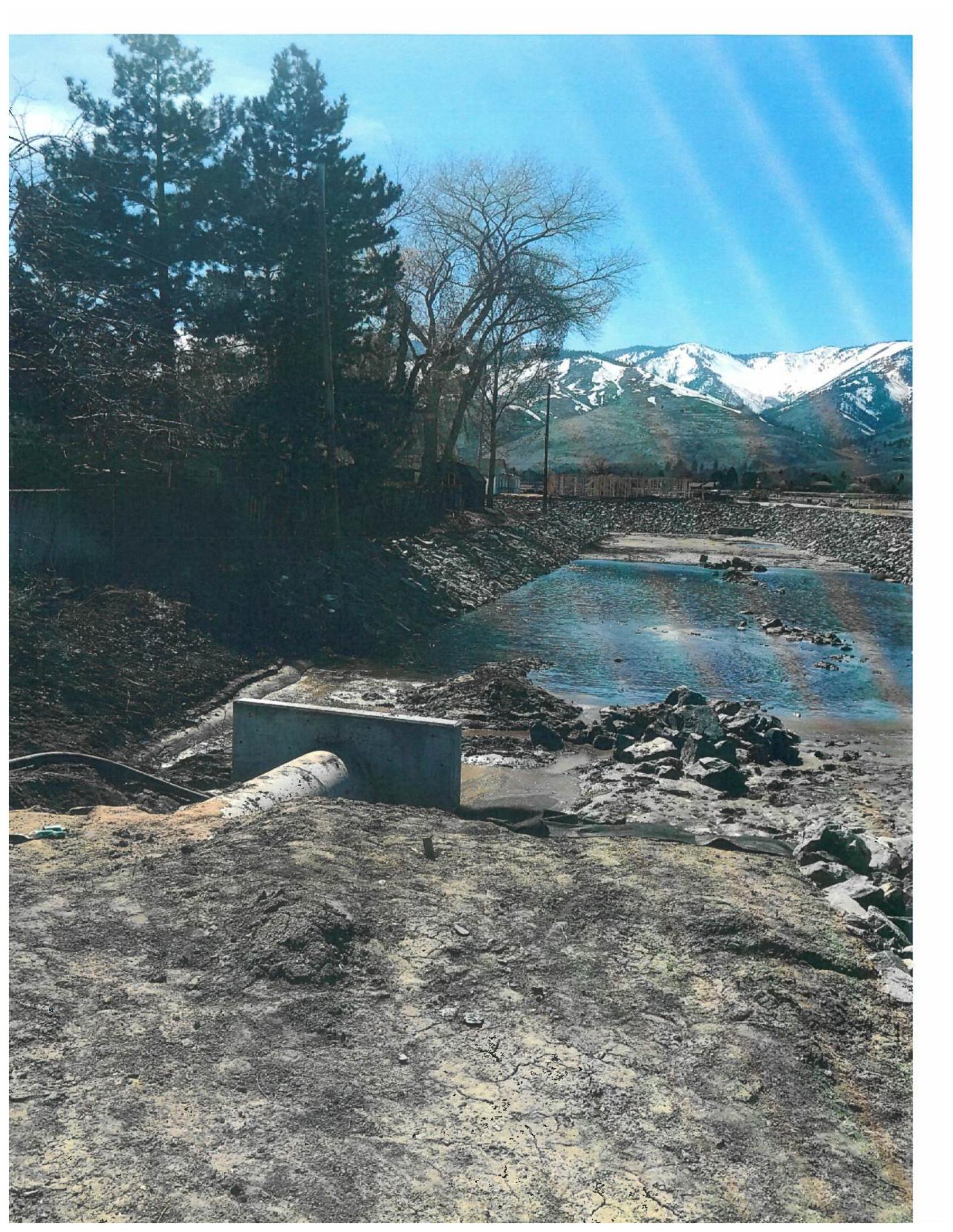
No one anticipated such a development at their doorstep when Andersen Estates Development was approved by the Board in Jan 2020. I did not. Let's not repeat history with the current development especially with borrowing density from a parcel not being developed now.

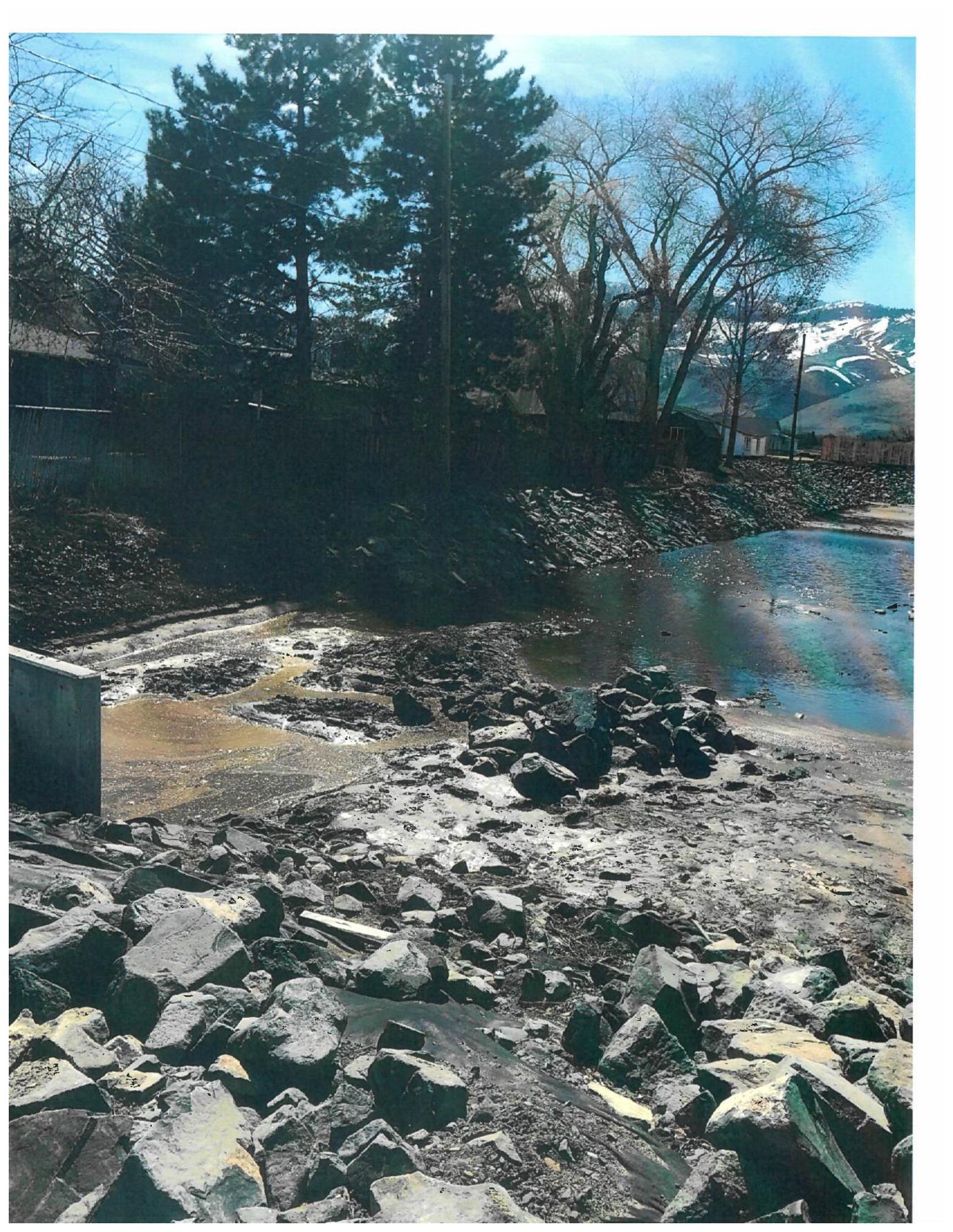
Thank you for your time.
Betsy Strasburg and Richard Nagel.

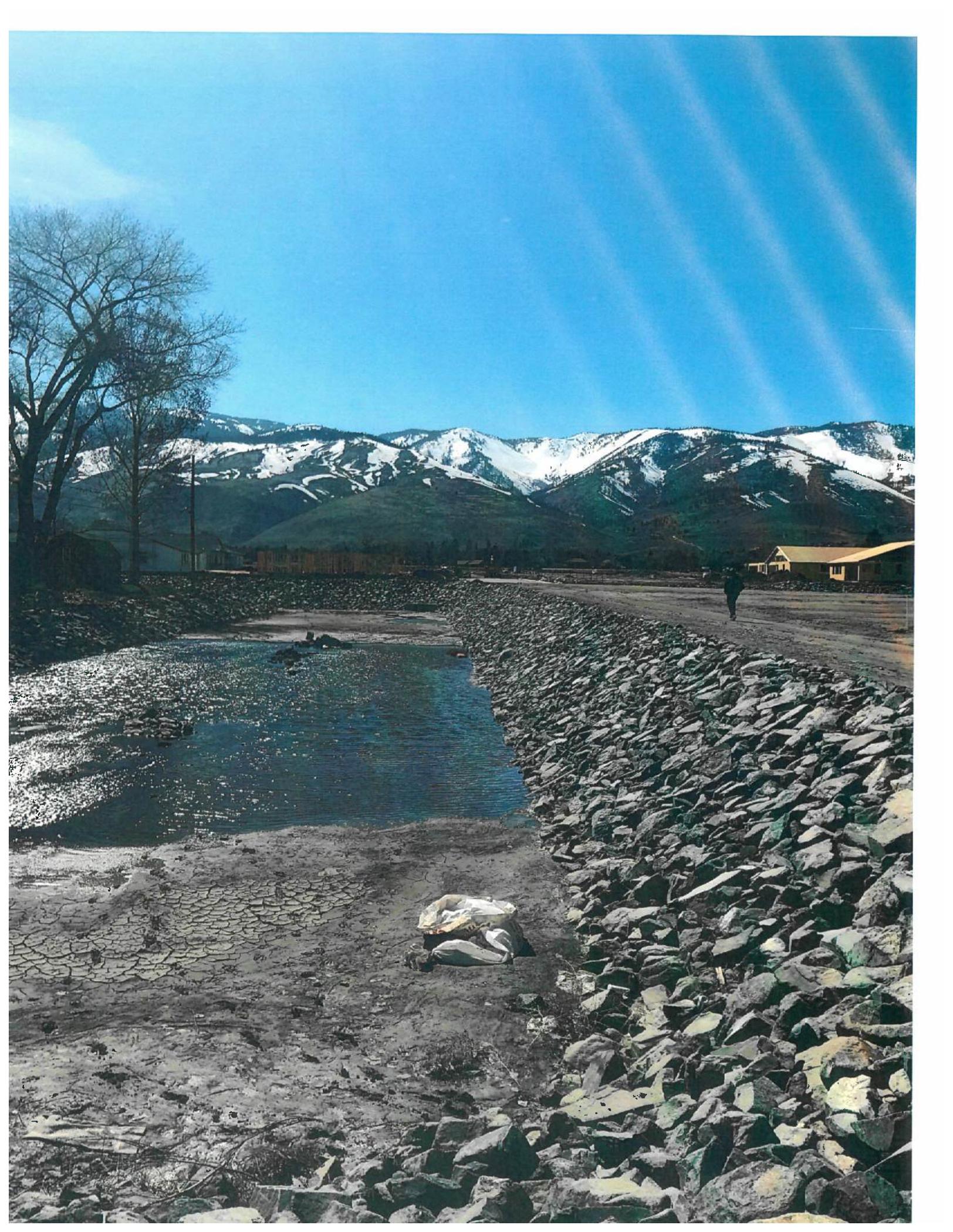






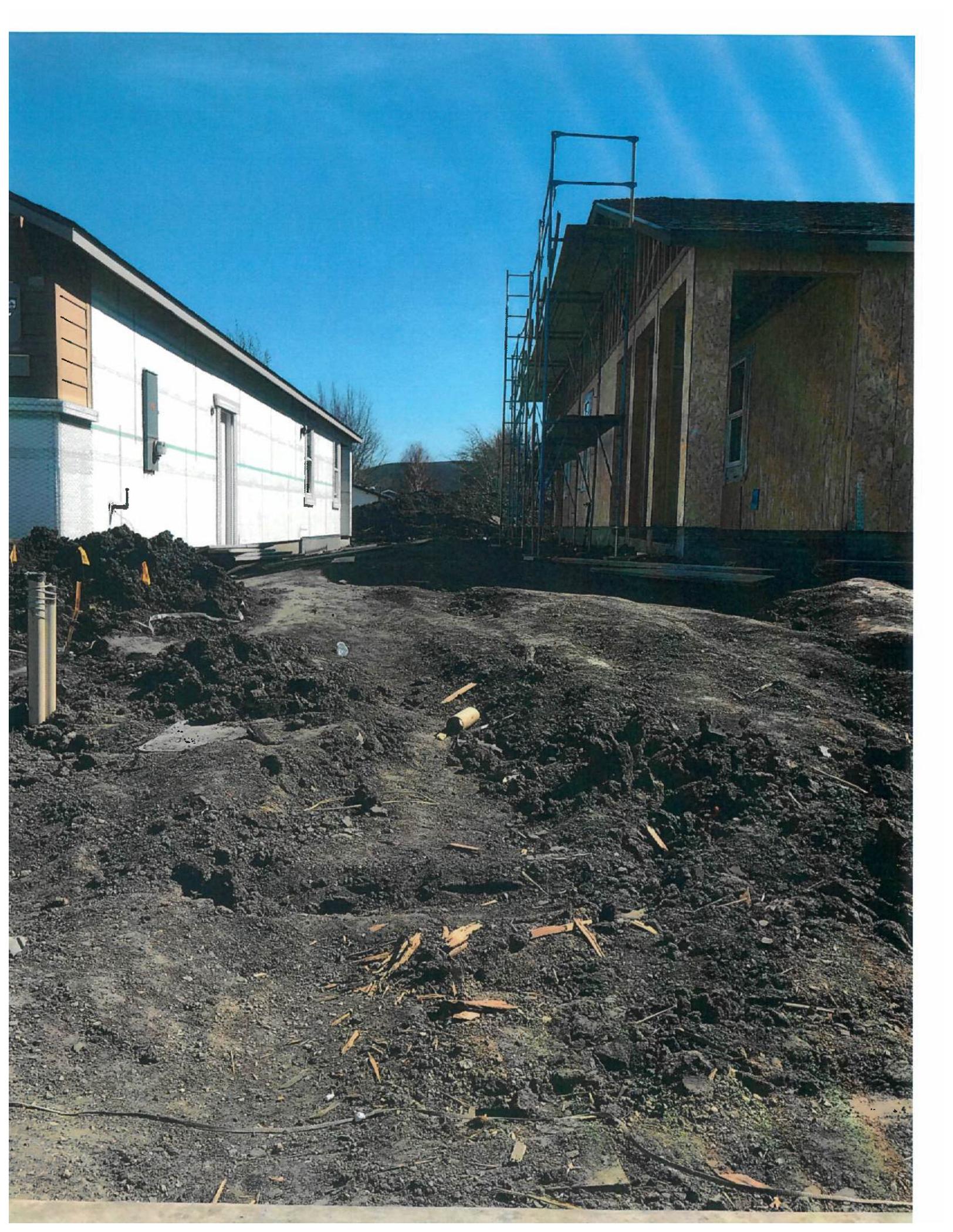


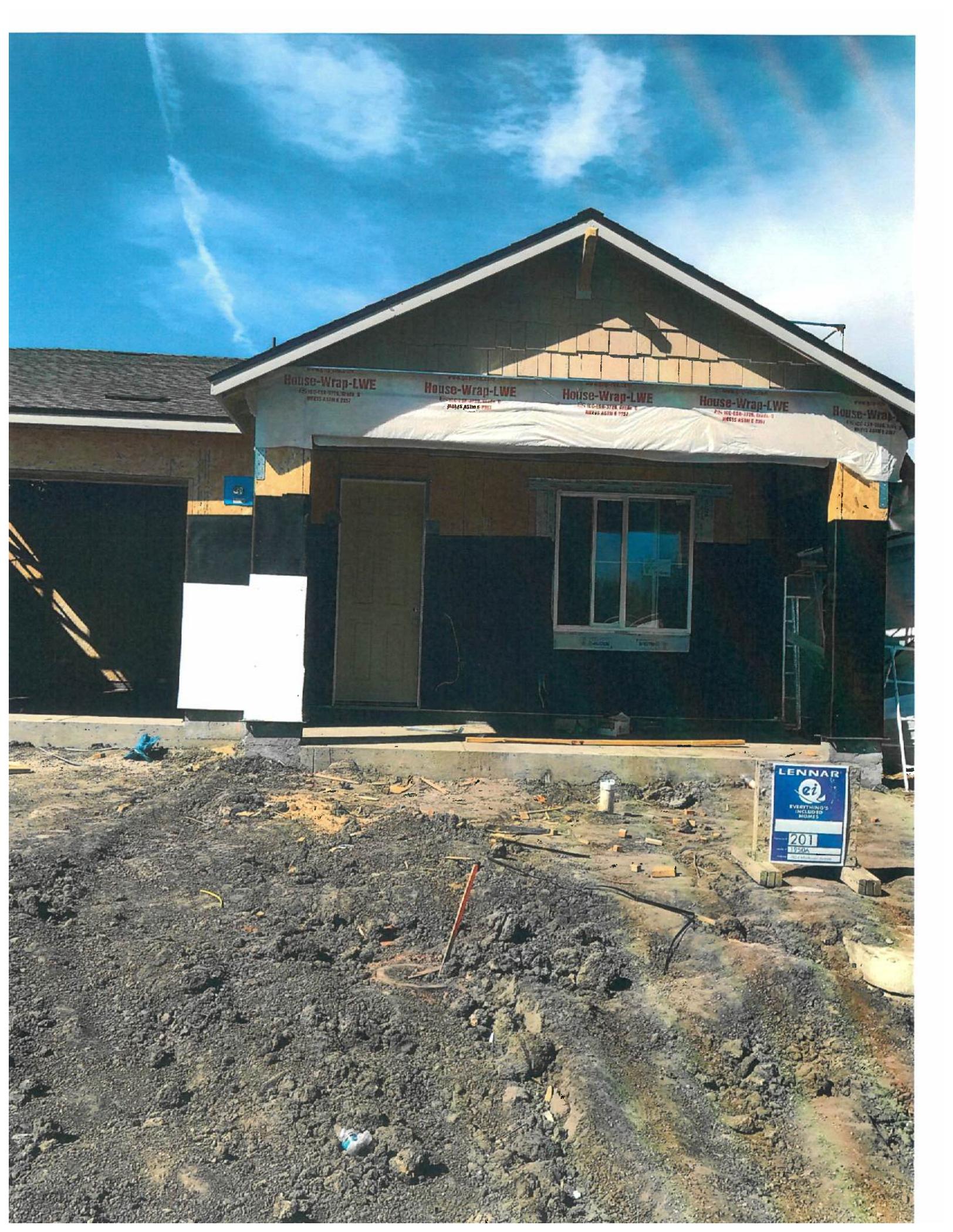








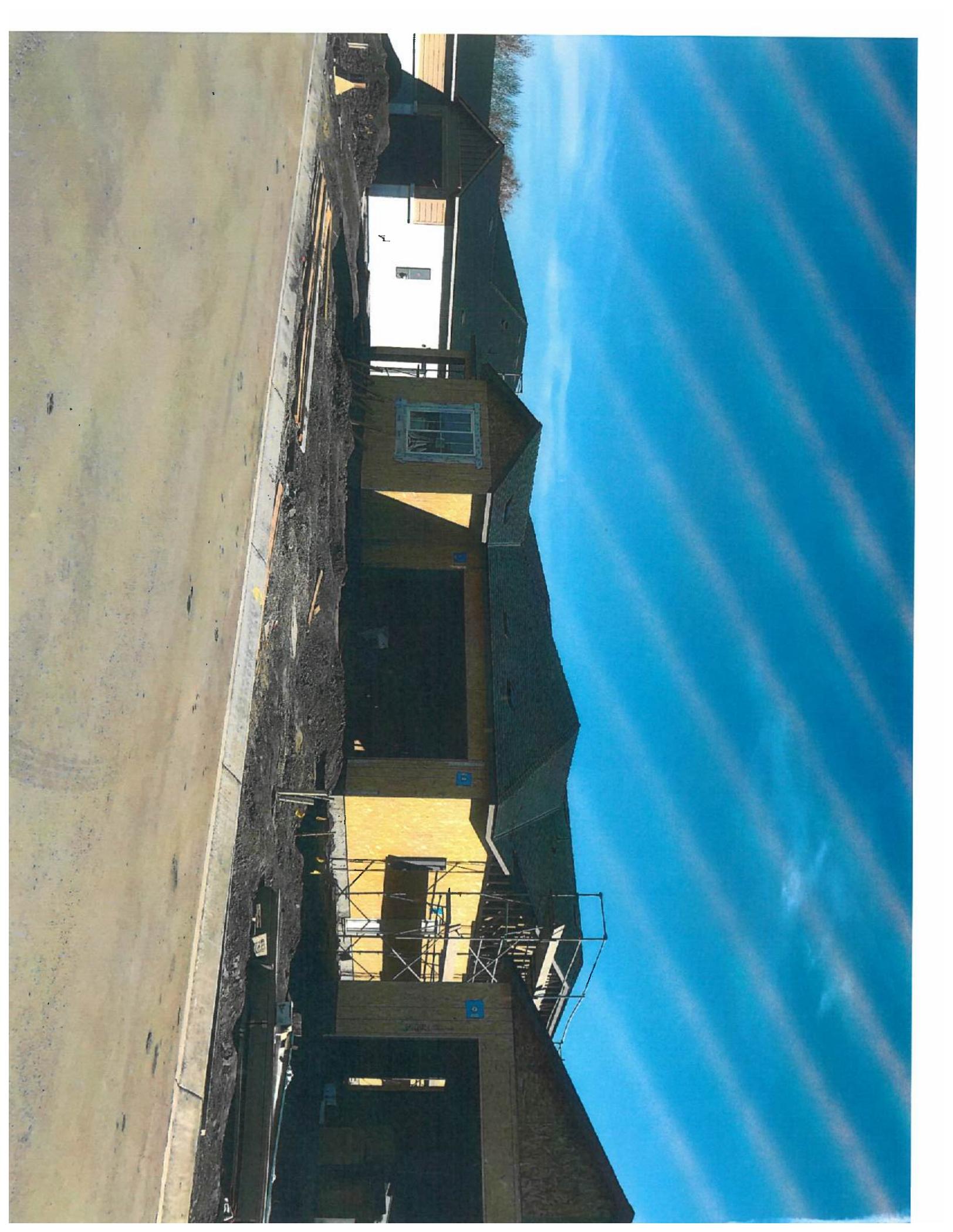




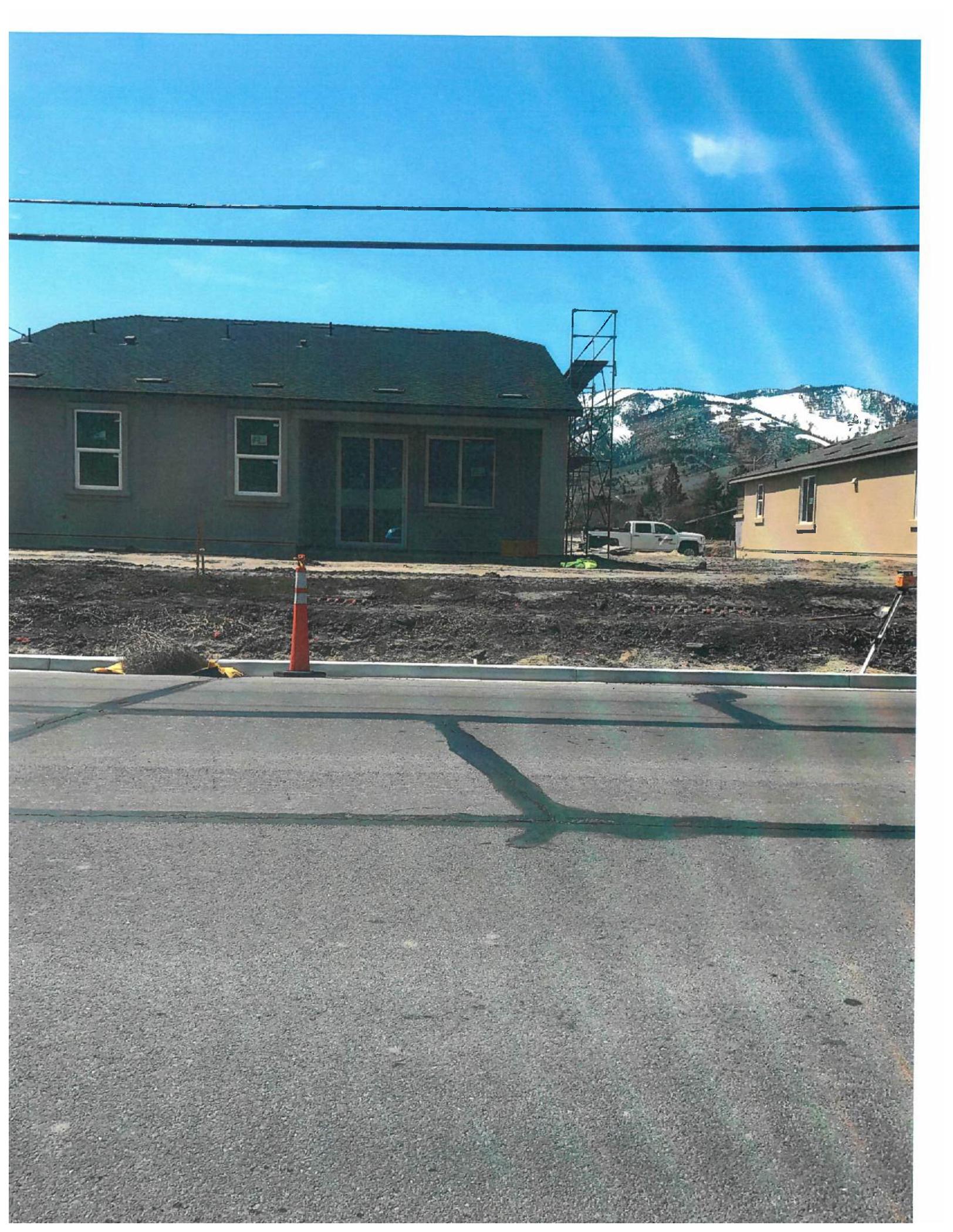
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