

**CARSON CITY BOARD OF SUPERVISORS
AND BOARD OF HEALTH
Minutes of the June 1, 2023 Meeting
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A regular meeting of the Carson City Board of Supervisors and the Redevelopment Authority was scheduled for 8:30 a.m. on Thursday, June 1, 2023, in the Community Center Robert “Bob” Crowell Boardroom, 851 East William Street, Carson City, Nevada.

PRESENT:

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

STAFF:

Nancy Paulson, City Manager
Scott Hoen, Clerk-Recorder
Dan Yu, Assistant District Attorney
Tamar Warren, Senior Deputy Clerk

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

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

(8:30:12) – Mayor Bagwell called the meeting to order at 8:30 a.m. Mr. Hoen called roll and noted the presence of a quorum. LifePoint Church Pastor Fred Kingman provided the invocation. At Mayor Bagwell’s request, Carson City Airport Manager Corey Jenkins led the Pledge of Allegiance.

5. PUBLIC COMMENT

(8:32:13) – Mayor Bagwell explained that time-specific item 25.A would be heard at 5:30 p.m. She also announced that item 14.C would be heard immediately after item 14.A and entertained public comments.

(8:32:49) – John Barrette commented on items 14.C and 25.A. He noted that the costs associated with the Public Defender’s Office would be passed down by the State to local governments in the long run and wished to caution everyone that the Carson City taxpayers would be responsible for that cost. Mr. Barrette also noted his opposition to item 25.A, reminding the Board that the Planning Commission, appointed by them “has spoken twice on this issue.” He recommended denying the Tentative Subdivision Map request.

6. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MAY 4, 2023.

(8:34:24) – Mayor Bagwell introduced the item and entertained comments, corrections, or a motion.

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(8:34:29) – Supervisor Giomi moved to approve the minutes of the May 4, 2023 Board of Supervisors meeting as presented. The motion was seconded by Supervisor White and carried 5-0-0.

7. SPECIAL PRESENTATIONS

7.A PRESENTATION FROM MISSION CRITICAL PARTNERS (“MCP”) REGARDING PROGRESS TOWARD A NEW SYSTEM TO REPLACE THE TIBURON COMPUTER AIDED DISPATCH SYSTEM, RECORDS MANAGEMENT SYSTEM AND JAIL MANAGEMENT SYSTEM (“CAD/RMS/JMS”).

(8:34:48) – Mayor Bagwell introduced the item. Carson City Sheriff Ken Furlong gave background and introduced Brett Hubbard, Client Services Director, Northwest, at Mission Critical Partners (MCP), LLC. Mr. Hubbard introduced MCP’s capabilities and noted that they would be working with the City to select a prospective CAD/RMS/JMS vendor and be involved in the contract negotiations. The Staff Report indicated that the Board of Supervisors had approved the MCP contract in the amount not to exceed \$165,191 in its March 2, 2023 meeting. In response to an inquiry by Mayor Bagwell, Mr. Hubbard believed that the end product might be a combination of pre-existing and customizable software, based on the cost/benefit analysis. Supervisor Giomi recommended an adaptable software product to accommodate future growth and was informed that the new products had the capability to detect out-of-area ambulance presence to accommodate nearby emergencies. This item was not agendized for action.

CONSENT AGENDA

(8:52:14) – Mayor Bagwell introduced the item and inquired whether the Board or the public wished to pull any items from the Consent Agenda; however, none were forthcoming. She then entertained a motion.

(8:52:34) – Supervisor Giomi moved to approve the Consent Agenda consisting of items 8.A, 8.B, 9.A (including Resolution No. 2023-R-16), 9.B, 10.A, 10.B, 10.C, 10.D, 10.E, 10.F, and 11.A, as presented. Supervisor White seconded the motion.

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

8. AIRPORT AUTHORITY

8.A. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED GRANT OF UTILITY EASEMENT (“EASEMENT”) FROM CARSON CITY TO SIERRA

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PACIFIC POWER COMPANY, D/B/A NV ENERGY (“NV ENERGY”) TO BUILD AND MAINTAIN ELECTRIC UTILITY INFRASTRUCTURE ON PORTIONS OF ASSESSOR PARCEL NUMBERS (“APN”) 005-021-10 AND 005-091-30 AT THE CARSON CITY AIRPORT (“AIRPORT”).

8.B. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT (“AMENDMENT”) TO A CARSON CITY AIRPORT LEASE (“LEASE”) BETWEEN CARSON TAHOE EXECUTIVE, LLC (“CTE”), AS TENANT, AND CARSON CITY AND THE CARSON CITY AIRPORT AUTHORITY (“CCAA”), TOGETHER AS LANDLORD, TO ALLOW CTE TO CONDUCT TEMPORARY FUEL STORAGE AND DISTRIBUTION UNDER CONDITIONS APPROVED BY THE CCAA.

9. FINANCE

9.A. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED RESOLUTION TO APPOINT ANDREW RASOR, CARSON CITY TREASURER, AND PAMALA GANGER, CARSON CITY DEPUTY CHIEF FINANCIAL OFFICER, AND TO REAPPOINT LEE PLEMEL, FORMER CARSON CITY EMPLOYEE AND RETIREE, AS TRUSTEES OF THE CARSON CITY OTHER POST-EMPLOYMENT BENEFITS (“OPEB”) BOARD OF TRUSTEES FOR TWO-YEAR TERMS EXPIRING ON JUNE 30, 2025.

9.B. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE REPORT ON THE CONDITION OF EACH FUND IN THE TREASURY AND THE STATEMENTS OF RECEIPTS AND EXPENDITURES THROUGH MAY 19, 2023, PER NRS 251.030 AND NRS 354.290.

10. PURCHASING AND CONTRACTS

10.A. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED AMENDMENT TO AN INTERLOCAL AGREEMENT, REFERENCE NUMBER C 17855 (“AGREEMENT”), BETWEEN THE CARSON CITY JUSTICE/MUNICIPAL COURT AND THE DIVISION OF PUBLIC AND BEHAVIORAL HEALTH-RURAL CLINICS OF THE STATE OF NEVADA’S DEPARTMENT OF HEALTH AND HUMAN SERVICES TO PROVIDE COLLABORATIVE CASE COORDINATION FOR MENTAL HEALTH COURT PARTICIPANTS AT NO COST, EFFECTIVE JULY 1, 2023, THROUGH JUNE 30, 2025.

10.B. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AUTHORITY FOR THE CARSON CITY FIRE DEPARTMENT (“CCFD”) TO PURCHASE PERSONAL PROTECTIVE EQUIPMENT (“PPE”), INCLUDING TURNOUTS, AND OTHER SAFETY EQUIPMENT UTILIZING JOINDER CONTRACTS PS20060 AND PS20015 BETWEEN THE LEAGUE OF OREGON CITIES AND L.N. CURTIS & SON FOR A NOT TO EXCEED AMOUNT OF \$125,000 THROUGH FISCAL YEAR (“FY”) 2024.

10.C. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING PURCHASE AUTHORITY FOR EMERGENCY MEDICAL EQUIPMENT AND SUPPLIES

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UTILIZING JOINDER CONTRACT PS20180 (“JOINDER CONTRACT”) BETWEEN THE LEAGUE OF OREGON CITIES AND LIFE-ASSIST, INC. FOR A NOT TO EXCEED AMOUNT OF \$80,000, THROUGH JUNE 30, 2024.

10.D. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED INTERLOCAL AGREEMENT (“AGREEMENT”) WITH THE STATE OF NEVADA, DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES, NEVADA DIVISION OF FORESTRY (“DIVISION”) FOR WILDFIRE MANAGEMENT SERVICES FOR A NOT TO EXCEED AMOUNT OF \$18,820, EFFECTIVE JULY 1, 2023, THROUGH JUNE 30, 2025.

10.E. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED SECOND AMENDMENT (“AMENDMENT”) TO CONTRACT NO. 20300341 (“CONTRACT”) WITH T&T LAWNS PLUS, LLC (“T&T”) TO EXERCISE THE FINAL RENEWAL OPTION IN THE CONTRACT FOR T&T TO PROVIDE LANDSCAPE MAINTENANCE SERVICES FOR THE SOUTH CARSON NEIGHBORHOOD IMPROVEMENT DISTRICT (“SCNID”), FOR A NOT TO EXCEED AMOUNT OF \$110,295 THROUGH FISCAL YEAR (“FY”) 2024, WITH A NEW TOTAL NOT TO EXCEED AMOUNT UNDER THE CONTRACT OF \$330,885.

10.F. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED \$5,000 INCREASE IN PURCHASE AUTHORITY FOR THE RENTAL OF PORTABLE RESTROOMS AND PORTABLE ADA (AMERICANS WITH DISABILITIES ACT) COMPLIANT RESTROOMS THROUGH QUICK SPACE FOR A NEW NOT TO EXCEED TOTAL AMOUNT OF \$54,999 THROUGH JUNE 30, 2023 (FILE NO. 23300044).

11. SHERIFF

11.A. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN INTERLOCAL CONTRACT BETWEEN CARSON CITY, THROUGH THE CARSON CITY SHERIFF’S OFFICE (“CCSO”), AND THE STATE OF NEVADA DEPARTMENT OF PUBLIC SAFETY, RECORDS, COMMUNICATIONS AND COMPLIANCE DIVISION (“CENTRAL REPOSITORY”) AT NO COST, EFFECTIVE FROM THE DATE OF APPROVAL BY BOTH PARTIES AND EXPIRING UPON TERMINATION BY EITHER PARTY.

END OF CONSENT AGENDA

ORDINANCES, RESOLUTIONS, AND OTHER ITEMS

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

No items were pulled from the Consent Agenda.

13. AIRPORT AUTHORITY

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13.A FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE CARSON CITY AIRPORT AUTHORITY’S (“CCAA”) 2023-2028 AIRPORT CAPITAL IMPROVEMENT PLAN (“ACIP”), AND FOUR RELATED FEDERAL FISCAL YEAR (“FFY”) 2023 GRANT APPLICATIONS TO THE FEDERAL AVIATION ADMINISTRATION (“FAA”) FOR \$6,868,013 IN GRANT FUNDS, WITH AN ADDITIONAL 6.25% MATCH FROM CCAA IN THE AMOUNT OF \$457,867, TO FUND PHASE THREE OF THE APPROACH LIGHTING INSTALLATION PROJECT, CONSTRUCTION OF A NEW SNOW REMOVAL EQUIPMENT BUILDING AND CONSTRUCTION OF A GENERAL AVIATION TERMINAL BUILDING.

(8:53:07) – Mayor Bagwell introduced the item. Airport Manager Corey Jenkins reviewed the Staff Report, incorporated into the record, and explained that they had received bids higher than the estimates noted in the Staff Report, adding that the grant application amounts would change. The three projects: the installation of the Approach Lighting Phase 3, the construction of the Snow Removal Equipment Building, and the construction of the GA Terminal Building had initially been for a Federal Aviation Administration (FAA) grant for \$6,868,013 in grant funds, and a 6.25% Airport Authority local match of \$457,867. Mr. Jenkins highlighted an additional project on the Capital Improvement Plan for erosion repair for safety purposes. Mr. Jenkins also responded to clarifying questions by the Board. He presented several scenarios of phased construction should the additional grant not be awarded, noting that the cost of construction was double the original estimate which was several years old. There were no public comments; therefore, Mayor Bagwell entertained a motion.

(6:59:14) – Supervisor Schuette moved to approve the 2023-2028 Airport Capital Improvement Plan and the four related grant applications, as presented. The motion was seconded by Supervisor White.

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

14. CITY MANAGER

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

(8:59:37) – Mayor Bagwell introduced the item. Ms. Paulson reviewed the following bills pertaining to the Board, and responded to clarifying questions:

- SB16 – voted out of committee for a full vote, after which will be sent to the Governor for signature.

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- SB429 – Supported by this Board, the Bill has been amended into the League of Cities Bill AB58. It has passed in the Ways and Means Committee and will make its way to the house floor soon.
- AB60 – passed by both the State Assembly and Senate and is awaiting the Governor’s signature.
- SB235 – passed by both the Assembly and the Senate on party lines and is awaiting the Governor’s signature (or veto).

(9:02:30) – Mayor Bagwell entertained public comments and when none were forthcoming, a motion.

(9:02:33) – Mayor Bagwell moved to support AB58. The motion was seconded by Supervisor Giomi.

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

14.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING (1) A PROPOSED CORRECTIVE ACTION PLAN UNDER NEVADA REVISED STATUTES ("NRS") 180.450 BETWEEN CARSON CITY AND THE NEVADA DEPARTMENT OF INDIGENT DEFENSE SERVICES ("DIDS") TO ADDRESS THE INABILITY OF THE NEVADA STATE PUBLIC DEFENDER'S OFFICE ("SPD") TO PROVIDE THE FULL RANGE OF INDIGENT DEFENSE SERVICES IN CARSON CITY; (2) A PROPOSED AMENDMENT TO CARSON CITY'S INDIGENT DEFENSE SERVICES PLAN ("IDS PLAN"), A PLAN REQUIRED BY NRS 260.070 FOR THE PROVISION OF INDIGENT DEFENSE LEGAL SERVICES, TO ESTABLISH THE PROVISION OF PRIMARY INDIGENT DEFENSE SERVICES FROM A NEWLY CREATED CARSON CITY OFFICE OF PUBLIC DEFENDER ("CCPD"); AND (3) A PROPOSED BUDGET OF \$2,010,513.40 NECESSARY TO ESTABLISH THE CCPD BEGINNING JULY 1, 2023.

(9:04:54) – Mayor Bagwell introduced the item. Ms. Paulson gave background and presented the Staff Report, which is incorporated into the record. She noted that due to current caseloads, the City's conflict counsel attorneys had only agreed to take on new indigent cases, making it necessary for the City to pay private attorneys (paying up to \$300 per hour) to take cases where the State Public Defender (SPD) had moved to withdraw. Ms. Paulson explained that SPD and the Department of Indigent Services (DIDS) believed the critical staffing shortage at the SPD's Office is likely to continue for the foreseeable future resulting in the SPD being unable to provide the primary layer of indigent defense representation for Carson City. As a result, City staff and DIDS had agreed to work together to develop a plan of corrective action under Nevada Revised Statute (NRS) 180.450 to remedy the situation. To ensure indigent defendants receive timely and effective assistance of counsel, City Staff recommend the transfer of the primary layer of indigent defense services from the SPD to a newly created Office of the Carson City Public Defender (CCPD).

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(9:09:01) – Ms. Paulson referenced the proposed budget of \$2,010,513.40, incorporated into the record, which included salaries and benefits for the attorneys and their support staff and other operating expenses, including a one-shot fund to provide equipment and office furnishings. She also clarified that the majority of the budget funds would be offset by the no longer outsourced public defender services and the remainder would be provided from the DIDS funds. Ms. Paulson also responded to clarifying questions by the Board. Mayor Bagwell requested clarification to paragraph 3 (page 6 of the agreement) to reflect that the Public Defender will be appointed at a public meeting by the Board of Supervisors after which solicitation will be made to seek qualified attorneys, except for the Public Defender. Senior Deputy District Attorney Todd Reese offered to work with DIDS and return with a recommendation during the Board’s evening session. Supervisor Giomi noted that agenda item 14.C would clarify the appointment of the Public Defender by this Board. Mayor Bagwell referenced the earlier public comment by Mr. Barrette and entertained additional public comments; however, none were forthcoming. She also entertained a motion. Mr. Reese noted that the final budget would be approved upon the second reading of the proposed ordinance in item 14.C.

(9:18:22) – Supervisor Schuette moved to approve the Corrective Action Plan, the amendment to the Indigent Defense Services Plan, and the proposed budget as presented, subject to the changes to the Action Plan as discussed on the record. The motion was seconded by Supervisor Giomi.

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

(5:30:01) – Mr. Reese updated the Board regarding his discussion with DIDS and noted that “there is no need for language change for the Corrective Action Plan.” Mayor Bagwell entertained a new motion.

(5:30:47) – Supervisor Schuette moved to accept the Corrective Action Plan as submitted. The motion was seconded by Supervisor Giomi.

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

14.C. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, A PROPOSED ORDINANCE ESTABLISHING THE CARSON CITY OFFICE OF THE PUBLIC DEFENDER.

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(9:19:16) – Mayor Bagwell introduced the item. Mr. Hoen read the title of the proposed ordinance: “*An ordinance relating to administration and personnel; creating the Office of the Public Defender in Carson City; and providing other matters properly relating thereto.*” Mayor Bagwell entertained Board and/or public comments and when none were forthcoming, a motion.

(9:19:58) – Supervisor Giomi moved to introduce, on first reading, Bill No. 110. The motion was seconded by Supervisor Horton.

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

15. BOARD OF SUPERVISORS

NON-ACTION ITEMS.

FUTURE AGENDA ITEMS

STATUS REVIEW OF PROJECTS

INTERNAL COMMUNICATIONS AND ADMINISTRATIVE MATTERS

CORRESPONDENCE TO THE BOARD OF SUPERVISORS

STATUS REPORTS AND COMMENTS FROM THE MEMBERS OF THE BOARD

STAFF COMMENTS AND STATUS REPORT

(9:20:21) – Mayor Bagwell introduced the item. Ms. Paulson informed the Board that the June 15, 2023 agenda would be long. Supervisor Schuette thanked Muscle Powered for “the wonderful bike-related events” in celebration of Bike Month in May 2023 and for the “Trash Mob” activity on Saturdays.

CLOSED NON-MEETING TO CONFER WITH MANAGEMENT REPRESENTATIVES AND COUNSEL

This item took place immediately after item 16.

16. RECESS AS THE BOARD OF SUPERVISORS

(9:21:54) – Mayor Bagwell recessed the Board of Supervisors meeting.

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BOARD OF HEALTH

17. CALL TO ORDER - BOARD OF HEALTH

(10:04:51) – Chairperson Lyons called the meeting to order.

18. ROLL CALL

(10:04:57) – Mr. Hoen called roll and noted the presence of a quorum comprising Chairperson Dr. Colleen Lyons, Member Lori Bagwell, Member Curtis Horton, Member Lisa Schuette, and Member Maurice White.

19. PUBLIC COMMENT

(10:05:25) – Chairperson Lyons entertained public comments; however, none were forthcoming.

20. FOR POSSIBLE ACTION: APPROVAL OF MINUTES – MARCH 2, 2023

(10:05:33) – Chairperson Lyons introduced the item and entertained comments, corrections, and/or a motion. Member Schuette noted a date correction which has been corrected. Chair Lyons entertained a motion.

(10:06:03) – Member Schuette moved to approve the minutes of the March 2, 2023 Board of Health meeting as corrected. The motion was seconded by Member White and carried 5-0-0.

21. HEALTH AND HUMAN SERVICES

21.A. FOR DISCUSSION ONLY: DISCUSSION AND PRESENTATION ON THE "2023 NEVADA COUNTY HEALTH RANKINGS AND ROADMAPS," ALONG WITH STRATEGIES TO IMPROVE COMMUNITY HEALTH, BY JOHN PACKHAM, PH.D., ASSOCIATE DEAN FOR THE OFFICE OF STATEWIDE INITIATIVES, UNIVERSITY OF NEVADA, SCHOOL OF MEDICINE.

(10:06:24) – Chairperson Lyons introduced the item. Carson City Health and Human Services (CCHS) Director Nicki Aaker introduced John Packham, Ph.D., Associate Dean, Office of Statewide Initiatives at the University of Nevada, Reno School of Medicine, and Policy Director, Nevada Public Health Association. Dr. Packham reviewed a PowerPoint presentation titled *2023 Nevada County Health Rankings and Roadmaps*, incorporated into the record, and offered to return each year to provide updates to his presentation. He also explained the reasons for Carson City's change in Nevada Health Outcomes Rankings (from 10 overall in 2022 to 13 overall in 2023) in three categories: Premature Death, Low Birthweight, and Life Expectancy. Dr. Packham also discussed the contributing health factors such as smoking, obesity, uninsured individuals, the population to primary care physician ratio, child poverty, single-parent households, and housing problems. Discussion ensued regarding child poverty (and other factors) and Chairperson Lyons believed that available resources are not reaching the community. Dr. Packham noted that immunization numbers have decreased as well. Ms. Aaker stated that CCHHS was looking into a Communications Specialist position. There were no public comments. This item was not agendized for action.

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21.B. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE PROPOSED ACCEPTANCE OF A REPORT OF THE CARSON CITY HEALTH OFFICER.

(10:42:58) – Chairperson Lyons introduced the item and presented the *Carson City Health Officer Report*, dated May 10, 2023, which is incorporated into the record. She also reviewed a supplemental document, also incorporated into the record, titled *General Information for the Carson City Board of Health from Dr. Lyons, Carson City Health Officer, dated June 1, 2023*. She stressed the importance of influenza vaccines to avoid hospitalizations which had increased this year and expressed concern that nicotine products were gaining popularity among younger users. Chairperson Lyons also responded to clarifying questions by the Board. There were no public comments; therefore, she entertained a motion.

(10:54:10) – Member Schuette moved to accept the report as presented. Member White seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Schuette
SECONDER:	Member White
AYES:	Members Bagwell, Horton, Schuette, White, and Chairperson Lyons
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Member Furlong and Vice Chair Giomi

21.C. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED ACCEPTANCE OF THE REPORT OF THE CARSON CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES ("CCHHS") DIRECTOR, NICKI AAKER.

(10:54:32) – Chairperson Lyons introduced the item. Ms. Aaker acknowledged the presence of the CCHHS leadership staff and the epidemiologists in the room and reviewed the Carson City Health and Human Services Director’s Report, which is incorporated into the record. She highlighted issues such as workforce and public health challenges and introduced the newly hired staff members that would remedy the situation. Ms. Aaker also addressed the youth vaping prevention funding which she believed was in jeopardy despite an increase in dependence since the frequency of electronic vapor product use has increased to almost 30 percent. Member Bagwell wished to see included in the survey whether teen users of vaping products had family members who vaped as well. Ms. Aaker explained that the City’s tobacco prevention program is a collaborative effort with other counties and the State. There were no public comments; therefore, Chairperson Lyons entertained a motion.

(11:31:10) – Member Schuette moved to accept the Director’s report as presented. Member Bagwell seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Schuette
SECONDER:	Member Bagwell
AYES:	Members Bagwell, Horton, Schuette, White, and Chairperson Lyons
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Member Furlong and Vice Chair Giomi

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21.D FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A PROPOSED ACCEPTANCE OF THE 2022 ANNUAL REPORT OF THE CARSON CITY DEPARTMENT OF HEALTH AND HUMAN SERVICES (“CCHHS”).

(11:31:24) – Chairperson Lyons introduced the item. Ms. Aaker presented the 2022 CCHHS Annual Report which is incorporated into the record. She highlighted the activities and challenges of every CCHHS division such as Chronic Disease Prevention and Health Promotion (including adolescent health and tobacco prevention), Clinical Services (including family planning, STD prevention, and immunization), Environmental Health (including food safety inspections), Epidemiology, Human Services, and Public Health Preparedness. Discussion ensued regarding tobacco and vaping product use. Member Schuette recommended discussing the financial implications of smoking/vaping with children and Member Bagwell recommended a “contract” for a reward such as an activity in lieu of tobacco products. Chairperson Lyons suggested working with the local Boys and Girls Club. CCHHS Deputy Director Jeanne Freeman explained that the vaccine distribution model used in Carson City has been adopted by many Nevada counties for COVID-19 response and flu vaccinations, adding that the design may be used for other emergencies as well. She highlighted a new patient transport methodology which included long-term care patients wearing pink vests with pockets containing patient information (used to transport facility residents during the Caldor Fire). Chairperson Lyons entertained public comments and when none were forthcoming, a motion.

(12:02:39) – Member Bagwell moved to accept the report as presented. Member Schuette seconded the motion.

RESULT:	APPROVED (5-0-0)
MOVER:	Member Bagwell
SECONDER:	Member Schuette
AYES:	Members Bagwell, Horton, Schuette, White, and Chairperson Lyons
NAYS:	None
ABSTENTIONS:	None
ABSENT:	Member Furlong and Vice Chair Giomi

22. PUBLIC COMMENT

(12:02:55) – Chairperson Lyons entertained final public comments; however, none were forthcoming.

23. FOR POSSIBLE ACTION: TO ADJOURN AS THE BOARD OF HEALTH

(12:03:50) – Chairperson Lyons adjourned the Board of Health meeting at 12:03 p.m.

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TIME SPECIFIC - 5:30 P.M.

24. RECONVENE AS THE BOARD OF SUPERVISORS

(5:29:46) – Mayor Bagwell reconvened the Board of Supervisors meeting and noted the presence of a quorum.

(5:30:01) – Mr. Reese updated the Board regarding his discussion with DIDS (item 14.B) and noted that “there is no need for language change for the Corrective Action Plan.” Please refer to item 14.B for a new motion.

25. COMMUNITY DEVELOPMENT - PLANNING

25.A. FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM ANDERSEN-COLARD RANCH ENTERPRISES, LLC (“APPLICANT”) CONCERNING A TENTATIVE SUBDIVISION MAP (SUB-2022-0374) KNOWN AS ANDERSEN RANCH WEST TO CREATE 61 SINGLE-FAMILY RESIDENTIAL LOTS AND A 50.33-ACRE REMAINDER PARCEL WITH AN EXISTING RESIDENCE ON AN ±80.53 ACRE SITE ZONED SINGLE FAMILY 1 ACRE (“SF1A”) AND SINGLE FAMILY 12,000 SQUARE FEET (“SF12”), LOCATED WEST OF ORMSBY BOULEVARD AND NORTH OF KINGS CANYON ROAD, ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-012-20 AND -21.

(5:31:08) – Mayor Bagwell introduced the item. Associate Planner Heather Manzo gave background and presented the Staff Report, incorporated into the record, which included the Planning Commission’s recommendation to deny the Anderson Ranch West Tentative Subdivision Map request in a unanimous vote during its April 26, 2023 meeting, citing the Commission’s inability to make the required Finding No. 6 in the affirmative. She also noted a correction for which legal notices had already been provided, noting that the project site was ±80.03-acres and not ±80.53-acres as indicated in the Staff Report, adding that the site density would remain unchanged, at a total of 132 units. Ms. Manzo referenced her memorandum to the Board, dated May 1, 2023, incorporated into the record, for added background information regarding the Findings that the Planning Commission had been unable to make during its initial September 28, 2022 meeting, which had resulted in the first denial of the request.

(5:37:42) – Ms. Manzo highlighted the following concerns raised by the Planning Commission resulting in their denial: *“Finding 6 speaks to a project’s conformity with the zoning ordinance and land use element of the Master Plan. The Planning Commission was unable to make this finding in the affirmative noting that the project does not meet the intent of [Title] 17.10. The project consists of an ±80-acre area and relies upon the remainder parcel to shift density to the portion of the site proposed for immediate development using 17.10. The Commission noted that if 17.10 is proposed to be utilized for developing a subject site, the proposal should include a plan for the development of the entire site in which 17.10 is being utilized to determine the impact of the development and to evaluate if the request conforms to Title 18.”* She added that the Planning Commission had felt that *“The common open space proposed around the perimeter of the subdivision has a tunnel feel with a narrow corridor and solid fencing on both sides. Common open space areas should have a safe and open feel so residents can comfortably use the common open space areas.* [Additionally, the Planning Commission had believed that] *Ash Canyon Creek*

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is the most likely natural resource that could be protected by 17.10, however, the proposal uses the creek as a project boundary eliminating the potential to highlight this feature as part of the development.”

(5:40:39) – Attorney Mark Forsberg, representing the applicant, gave background on the Anderson Ranch, the family, the water rights, and the farmhouse on the 50-acre parcel. He also reviewed a PowerPoint presentation, incorporated into the record, highlighting the changes that were made since the last meeting, regarding open space. Mr. Forsberg also reviewed the changes they had presented to the Planning Commission such as reconfiguring the entry point to the project, creating wider streets, and addressing the traffic issues. Additionally, Mr. Forsberg described the open space area surrounding the project and stated that “the Master Plan and [Title] 17.10 bring this [project] into compliance.” He believed that they had met the requirements of open space (noting that private open space was “still open space,” setbacks, and lot sizes and they had been able to make Finding No. 6. Mr. Forsberg addressed many of the Planning Commissioners’ concerns stating that they were subjective and noted that they had objected to “the 50-acre parcel is not submitted for development at this time.” He stated that should there be plans to develop that deed-restricted parcel, they would return to the City for approval. He also stated that the Ash Canyon Project which had been approved at the time this request was denied, did not offer trails on the site, had less common and private open space, didn’t protect cultural resources, and had “double the density,” calling it “an unequal and arbitrary application of the ordinances.” He urged the Board to “follow the law.”

(5:55:44) – Dave Snelgrove, Planning and Right-of-Way Manager at CFA, Inc., also referenced the PowerPoint presentation by Mr. Forsberg and discussed their conformity to the Master Plan for density, which he noted they were “transferring to the north.” He reiterated that the 50-acre parcel would continue to operate as a ranch, by the family. Mr. Snelgrove addressed trail connectivity and access to the public lands, and discussed Title 17.10 conformance (incorporated into the presentation). He also responded to clarifying questions. Mayor Bagwell explained that the difficulty of the project was due to not having knowledge of what would happen to the 50-acre parcel other than the 71 units that could be constructed on it. She was also informed by Mr. Forsberg that he did not have information on developments that had shifted densities. Supervisor Giomi believed that “this is an incomplete project” and did not recall another time when such a project had been presented. He also indicated that with the other nearby projects, the Board had heard comments in support of the project as well as those against the project; however, in this instance, there had been no supporting comments. Mayor Bagwell entertained public comments.

(6:30:36) – Deni French noted his agreement with the Planning Commission’s decision and urged the Board to uphold its recommendation. An audience member who did not identify herself believed that homeowners pay property taxes and renters do not, and they are concerned with their property values. Betsy Strasburg referenced her written comments, incorporated into the record, and noted that the applicant had not taken the term “cohesive neighborhood” into consideration. She also believed that the Planning Commission did not act capriciously and arbitrarily when making a decision and reminded the Board of her objection to the Anderson Ranch West project. Richard Nagel reminded the Board of the Planning Commission’s unanimous decision and urged the Board to deny the request. Cathy Weise introduced herself as a real estate broker and developer in addition to her other qualifications. She noted that the project lacked a connection between the 50-acre property and the proposed project site of 30 acres. Ms. Weise recommended the applicant file a parcel map, a master plan, or a rezoning application to make the project cohesive. She also objected to the “cookie cutter” nature of the homes. Bob

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Weise inquired about the path along Ash Canyon, which he believed was already a public easement. He also objected to the “entitlement” type treatment of the project by the applicant, adding that the purpose of 17.10 was not to transfer density. Mr. Weise did not believe that the applicant had tried to improve the natural and cultural resources as the creek was already a wetland and a wildlife asset. He believed that the project did not “achieve a more efficient use of land” by having smaller lots and increased roads and traffic. Abigail Johnson gave background on the error made on the documents by calling Pardini Street by its previous name. She cited the incompatibility of installing the street light with the surrounding dark skies neighborhood.

(7:16:57) – Sean Gallagher noted that the Board members, as elected officials, were part of representative government which meant their “warm fuzzies” about a project should be taken into consideration, including the rights of the applicant, nearby homeowners, and “everybody’s faith in government.” Mr. Gallagher was in favor of developing the land because of the weeds and the poor condition but was opposed to the current request. He believed that the Board would do what is right. Paul Longshore agreed with Mr. Gallagher and urged the Board to deny the request and sunset Title 17.10, because “it’s not a finished project.” Phil Horn objected to moving another parcel’s density to this project. Karen Stephens thanked the Board for the “great questions” and stated her agreement with the Planning Commission’s decision. Robert Barchi called the issue “transactional” and believed that the Planning Commission had conducted negotiations in good faith and hoped the applicant had done the same. There were no additional public comments and Mayor Bagwell invited the applicant to address the public’s inquiries and comments.

(6:59:12) – Mr. Forsberg noted his respect for the public and their reasons for opposing the development; however, he believed there were “misunderstandings about what the law says, and what the project is, and what it could be.” He reiterated that there were two parcels, and that City ordinance permitted the transfer of density from one parcel to the other. Mr. Forsberg explained that as a group, they had done “everything we possibly can to comply with every Condition of Approval, every single finding in the tentative map...with every provision of [Title] 17.10, I think we have presented the law to you as best we can and will await your decision.” Mayor Bagwell entertained Board discussion.

(7:01:14) – Supervisor Schuette noted that the applicant had referred to a “moving target” in the Planning Commission meeting; however, she had been unable to see that. She stated her inability to support the project “because I don’t believe it meets the spirit of what the purpose of [title] 17.10 was.” Supervisor Horton noted his support of development; however, as an elected official he believed in listening to the voice of his constituents. He agreed with Supervisor Schuette’s comments and noted that he would not support the request. Supervisor White explained that the Mission Statement of Title 17.10 “is not the law,” adding that he could not find any substantial changes to the project that altered his position since the last hearing. Supervisor White believed that the project could not make Finding No. 6 because “the southern parcel of this project has no demonstrated plan that confirms that it will be contributing to the current proposed project. In fact, it has been repeatedly stated in the documents and here today that there would be no development on the southern parcel” which did not contribute to the current proposed project. He noted that Carson City Municipal Code (CCMC) 17.10.020 stated that “non-residential uses must be designed, inferring developed, as an integral part of the project and serve the residents of the proposed project.” Supervisor White also noted that structures are not an allowed inclusion in private open space and expressed concern that “it is not fiscally responsible to put more roads in the City’s

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inventory,” adding that he could not make Finding No.8 as well. He also highlighted the fact that the Board had needed clarification on several items including the exact size of the southern parcel.

(7:10:07) – Supervisor Giomi reiterated his concern that the project was “incomplete.” Mayor Bagwell agreed with the previous Board comments, noting that “there is no benefit on the remainder parcel other than taking and transferring density to the other parcel...you did not give us a complete plan.” She explained that she had requested information from Staff about other projects that had been allowed remainder parcels; however, they had been unable to find one. The Mayor also expressed concern that the parcel would be private open space and noted that the “conformity with the rezoning ordinance” did not comply “because you are not doing a rezoning.” Supervisor White clarified that the Board directs Staff to “find a way to yes;” however, this time it was not possible. Mayor Bagwell entertained a motion.

(7:14:34) – Supervisor Giomi moved to deny the tentative subdivision map based on the ability to meet Finding No. 6. The motion was seconded by Supervisor Schuette.

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

26. PUBLIC COMMENT

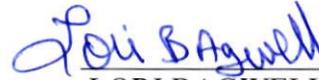
(7:15:00) – Mayor Bagwell entertained final public comments. Mr. Nagel thanked the Board for finding “good people” to appoint to the Planning Commission. Mr. French also thanked the Board for listening to the Commission. Mayor Bagwell clarified that item 25.A was a discussion of a Tentative Subdivision Map request and not an appeal, hence the opportunity for public comments.

27. FOR POSSIBLE ACTION: TO ADJOURN AS THE BOARD OF SUPERVISORS

(7:17:02) – Mayor Bagwell adjourned the Board of Supervisors meeting at 7:17 p.m.

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The Minutes of the June 1, 2023 Carson City Board of Supervisors meeting are so approved on this 6th day of July, 2023.


LORI BAGWELL, Mayor

ATTEST:


SCOTT HOEN, Clerk-Recorder

LATE MATERIAL
Item #: 25a
Meeting Date: 06/01/2023

From: [Bob Weise](#)
To: [Public Comment](#)
Subject: Anderson Ranch
Date: Wednesday, May 31, 2023 10:05:28 AM
Attachments: [Anderson Ranch.docx](#)

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

Dear Mayor and Carson City Supervisors,

I regret I cannot attend your evening meeting on June 1st and ask that you consider the following comments.

I recently attended the Planning Commission hearing on Anderson Ranch and fully support their unanimous decision to deny the project. I urge you to approve their decision, but more importantly, do not continue this item because a continuation or remand will extend the use of Chapter 17.10 and abuse of the “open space” provision.

I fully support the development rights of any property owner within reasonable guidelines of both zoning and the master plan. However, the developers in this case did not heed your suggestions the first time around and did very little, if anything, to adhere to the purpose of Chapter 17.10. The density transfer requested violates the stated purposes and is a “cloaked rezoning” which provides no public benefit.

The stated purposes of Chapter 17.10 are:

1. Preserve open space, but this application does not. A traditional subdivision would only allow 24/25 one-acre parcels with view corridors between lots and large front and back yards which are considered “open space” under 17.10. Assuming an average house size of 3500 square feet, the actual building area for the 25 homes would be about two acres, leaving the remaining 90%+ as open space.
2. Protect natural, cultural and scenic resources, but this application does not. The natural resource on this property is Ash Canyon Creek and nothing was presented to enhance the wetland or wildlife habitat. There was a proposed walking path on the southern edge, but I believe this is already a dedicated utility easement. As for “scenic resource” I do not see any benefit from putting 60 homesites where only 25 are allowed, and the scenic corridors of the adjacent custom homes is greatly diminished.
3. Achieve a more efficient use of land, but this application does not. What is efficient in cramming more than twice the allowed density onto such a pristine parcel of land? The application would also increase traffic on Ormsby Blvd, Ash Canyon Road and Winnie Lane.
4. Minimize road building, but this application does not. In fact, this project would have significantly MORE roadways than the allowed one-acre zoning would have.
5. Encourage stable & cohesive neighborhoods, but this application does not. The two developed adjacent properties are custom homes with significant front, back and side yards.

This project would be a slap in the face of those residents who have built large custom homes and relied on Carson City's zoning and Master Plan.

6. Offer a mix of housing types, but this application does not. Carson City has plenty of 12,000 square foot lots, especially across Ormsby Blvd. What does not exist is an inventory of one-acre lots on the West side of Carson City.

I would also like to mention that the offer of 9 acres of "open space" surrounding the ranch house is a blatant misrepresentation. The 9 acres was simply going to be a parcel for two homes, and thanks to a question from one of the Planning Commissioners, the density of the 9 acres was not being abandoned. Furthermore, there was no representation or assurance that the Ranch house would be preserved for historical value.

This project exemplifies exactly what is wrong with Chapter 17.10 and how it can be abused. I request that you deny the project and put an end to Chapter 17.10 forever. Thank you for your consideration of these comments.

Best personal regards, Bob Weise - 1777 North Winnie Lane, Carson City, NV 89703

From: [Sandra McFarren](#)
To: [Public Comment](#)
Subject: Anderson Ranch.docx
Date: Tuesday, May 30, 2023 1:12:05 PM
Attachments: [Anderson Ranch.docx](#)

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

To whom it may concern,
I'm attaching an exceptionally well written letter from Bob Weiss as he expresses my views very well. Please block the project before you.

Sandra Koch

From: [Lisa](#)
To: [Public Comment](#)
Subject: 17.10 and Anderson
Date: Wednesday, May 31, 2023 2:31:49 PM

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

Mayor and board of supervisors,

The request by Anderson-Colard Ranch development to develop the 2 remaining parcels under Title 17.10 should be denied since that title is no longer used by the city.

There was no plan submitted prior to the city rescinding 17.10, therefore the development should not be able to use it.

There is no reason Title 18.04 shouldn't be used in this case.
There is nothing special about this development.

Please deny this project, do not send it back to the planning commission as is and put an end to Title 17.10 once and for all.

Thank you,

David Partee
1100 Fremont St.
Carson City NV 89701
775-841-6452

From: [Tom B](#)
To: [Public Comment](#)
Subject: Andersen ranch project discussion June 1 board of supervisors
Date: Sunday, May 28, 2023 11:05:25 AM

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

Hello,

Living in a near by area to this Andersen ranch project, I would like to share my concerns.

Given the amount of traffic in residential neighborhoods and near schools that are possibly at or past capacity, the impact of additional homes would be a strain on the local property owners, residents, and the tax payers. Given current trends in developments in the area, the focus shows to profit from the land and squeeze in as many homes as possible with disregard to those of us who live and thrive in this area. With a positive focus of wide open spaces and a new trailhead designation and vantage points with stunning views of this property, please keep Andersen ranch rural for those of us who enjoy the area without the burden of multiple environmental impacts and strains on our precious energy/utilities.

If a project like this gets started, it will unfortunately creep into developing the rest of the area. It is time to draw a line and keep a healthy boundary; may us locals be represented by those who value integrity.

Given the half-baked suggestion of an under-developed trail along ash canyon creek to make people happy is a disappointing approach.

Plans should not be "getting there" as stated in second denial. Please maintain the current landscape for future generations!

Thank you
Thomas Berndt

Sent from your imagination

From: [Roger Trott](#)
To: [Public Comment](#)
Subject: Andersen Ranch West Comments for Board of Supervisors 6/1/23 Meeting
Date: Wednesday, May 31, 2023 8:46:29 AM

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

To Whom it May Concern:

We live in the Long Ranch area, and like many of our neighbors we have significant concerns about the Andersen Ranch West project and its probable impacts on the rural nature of our environment. In particular, we're concerned about the cumulative impacts of potentially adding at least 300 homes (Andersen Ranch, Andersen Ranch West, Ash Canyon) to the upper Westside over a short period of time. This area has seen little change over the past 25 years, and this rapid growth would have major impacts on neighborhood/community cohesion, our existing culture and environment, traffic congestion and safety, schools, and flooding potential.

This is the fourth time we have offered comments on this project. At this point, the project developer must explain why the Board of Supervisors should approve a project that has been rejected by the Planning Commission twice and previously by the Board of Supervisors. As far as we can tell, the project design has changed very little from the plan proposed and considered last year.

With Andersen Ranch already in development, we ask the Board of Supervisors to put off approving any more development on the West Side in the near term. At the very least, additional development should be brought on line gradually so that the community can absorb new residents, and that impacts on neighborhoods, roads, etc. can be assessed before new development is approved.

Beyond these concerns, we offer the following specific comments for your consideration.

1. The traffic study did not assess potential impacts to Longview Way, including its intersections with Kings Canyon Road and Ash Canyon Road. Two of the proposed Andersen Ranch West subdivision access routes will be entering/exiting from Longview Way. Traffic effects, including safety and congestion effects, on that roadway should be evaluated. This road is regularly used by walkers, runners, bicyclists, and others.
2. The traffic study did not adequately address the permanent cumulative impacts of the three developments on Ormsby Boulevard and West King Streets, particularly in the school zones. While these roads may be considered "underutilized" now, they may not be when traffic from 300 homes is added.
3. Ash Canyon Road is narrow and in poor condition, with crumbling shoulders. Any additional traffic on this road, which will certainly occur with the Andersen Ranch West development, will result in adverse effects on safety and the condition of the roadway. Roadway improvements should be included as a condition of tentative map approval.
4. The traffic study did not adequately address the cumulative effects of construction traffic on local roads. If Andersen Ranch West and Ash Canyon are approved, these developments could overlap with Andersen Ranch construction and overwhelm local roads with heavy construction traffic.
5. Parts of the Andersen Ranch West property are in a 100-year floodplain and partially flood during high rain events. As a result, wetlands may be present on this site. Has a wetland delineation been conducted on the site? If not, one should be conducted prior to tentative map approval. A Section 404 permit and wetland mitigation may be required by the Army Corps of Engineers prior to development of the site.
6. Conditions for tentative map approval should require the developer/contractor to undertake significant additional measures to control dust from onsite construction. Additionally, Carson City should commit to additional daily monitoring to enforce dust control. Although a dust permit was required for the Andersen Ranch development, we understand that dust, dust palliative drift, and rodents from that development were an ongoing and significant problem for nearby residents. Those of us living in the Long Ranch area do not want to experience similar issues if the Andersen Ranch West project is approved.

We appreciate your consideration of our comments. Thank you for the opportunity to comment on this proposed project.

Respectfully,

Roger Trott & Lisa Rea
2169 Bristol Place, Carson City



From: [Leo Mankins](#)
To: [Public Comment](#)
Subject: Anderson West Project
Date: Wednesday, May 31, 2023 2:10:47 PM

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

Dear Mayor and Board of Supervisors:

My name is Annette Mankins, and I attended the meeting at WNC where the Mayor, Board of Supervisors and Planning Commissioners unanimously repealed CCMC 17.10 because it has been misused and taken advantage of by past developments. Now, I want to voice my total opposition to the Anderson West Project as the last 17.10 project to be considered.

As many people have clearly stated over several iterations of this project being reviewed by the City, this project does not meet all the requirements of 17.10 and especially is trying to misuse the transfer of density section. There is no precedent for this type of transferring of density in ANY past project using 17.10 according to Hope Sullivan. Also, this specific request to transfer density is not only bending the intent, it is blatantly breaking the whole purpose which is to allow for unique layout designs to enhance the natural elements of the land, the new residents, and of course Carson City as a whole. A majority of the land in the project actually isn't even part of the project at all. There is absolutely no plan or guarantee how the other 50 acres is going to be developed. It is just not right to say this parcel is part of THIS project. IT IS NOT!

The residents and the City agree that 17.10 has not benefited Carson as intended, which is why we got rid of it. Why should we now bend the rules on how to apply it and allow for a very lenient interpretation just for the benefit of the developer's profit and against everything the City and surrounding neighbors and residents want.

I will attend the meeting again on June 1st and plan to voice my opinion on asking you to vote NO on the Anderson West Project. PLEASE do not just sent it back to the staff and Planning Commission again for further revision. You have already done that and asked the applicant to make significant changes to their proposal, but they totally ignored you and have continued basically with their original plan.

Thank you,

Annette Mankins
2340 Avery Rd.
Carson City, NV 89706

From: [Mariann Humphrey](#)
To: [Public Comment](#)
Subject: Anderson West
Date: Wednesday, May 31, 2023 3:00:11 PM

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This item has already been rejected twice by the Planning Commission. Why is okay to separate the land to accommodate having all this space around the two houses, but the other part of the land around residents that have an acre around their existing, why should they be in fringed. This is not good. Please do. Not endorse. Anderson East, is a monster development that made an eyesore to the existing neighborhood because of the loopholes of 17:10. We don't want to happen again.

Mariann Humphrey
Paintedcreations@att.net

Sent from my iPad

From: [Courtney Gallagher](#)
To: [Public Comment](#)
Subject: FOR CONSIDERATION - Andersen Ranch West Proposal - Board of Supervisors Meeting 6/1/23
Date: Wednesday, May 31, 2023 9:14:57 AM

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

May 31, 2023

Mayor Bagwell and Carson City Board of Supervisors,

Please see and consider the below as you consider the request by Andersen Ranch West for their proposed development.

The application for the approval of the subdivision request for Andersen Ranch West to be heard on June 1, 2023 is the same application for all intents and purposes that was heard, and denied, by the Planning Commission in September of 2022, heard and sent back to the Planning Commission by the Board of Supervisors in November of 2022 and heard and denied again by the Planning Commission on April 26, 2023. The crux of the denials was primarily based on the requested inappropriate use of 17.10 by Andersen Ranch and the developer to shift high density to the subject site.

After being given the opportunity by The Board of Supervisors in November of 2022 to revise their proposal, Andersen Ranch West brought back virtually the same proposal to The Planning Commission again at the April 26, 2023 meeting. The Planning Commission unanimously agreed that Andersen Ranch West continued to fail to address the findings previously outlined by them and The Board of Supervisors - specifically with regards to the intention to utilize 17.10 and shift density from the lower parcel of land (not included for development with the request) to the subject site. The proposed subdivision layout was identical in the number of homes, "open space" and layout as it was during the two previous submissions.

Andersen Ranch West is now requesting, yet again, the approval of the same development, previously denied three times, with the continued request to utilize 17.10 to shift high density to the subject site, utilizing provisions of 17.10 in a manner that is not congruent or in keeping with the spirit of or typical use of 17.10. The proposal being heard on June 1, 2023 contains the same number of proposed homes (61) on the same acreage (+/- 30 acres). This request has been denied on three separate occasions now within the past 7-8 months as the proposal continues to remain substantially unchanged each time, despite being given ample feedback and opportunity to do so by The Planning Commission and Board of Supervisors.

Given the disregard of the applicant and the continued presentation of a previously thrice denied application, I urge you to once again deny the proposal by Andersen Ranch West at the June 1, 2023 meeting.

Important points for consideration:

- The total parcel of land is +/- 80 acres, with less than 20 acres actually being currently zoned as SF12. The developer is using 17.10 to use the smallest portion of the parcel

zoned as SF12 to change the zoning for the majority of the parcel from SF1A to SF12. This is not utilizing 17.10 as it was intended.

- The subject site is +/- 30 acres and is zoned SF1A, yet the developer is requesting to put 61 homes within this site area with the use of 17.10 and relying on the +/- 50 acre remaining parcel to shift density from the parcel as a whole to a concentrated development within the subject site. This is not utilizing 17.10 as it was intended.
- As cited by both the Planning Commissioners as well as the Board of Supervisors, this request is attempting to utilize 17.10 allowances for density shift for a piece of the total property rather than the property as a whole. 17.10 requests require the consideration of the property as a whole, and what benefits the community as a whole, and what is gained by the community by allowing the shift of density. In this case the remaining +/- 50 acre parcel is not being considered for future development and so using the land to shift density to the subject site is inappropriate. The developer has cited that the remaining +/- 50 acre parcel will remain a ranch in perpetuity, further solidifying the fact that that acreage from the +/-50 acre parcel shouldn't be considered in the density calculation for the subject site as the public will not, and cannot, benefit from the use of that land. If they want to subdivide the parcel, then the +/- 30 acre parcel should only be considered, and the zoning of SF1A within that site should be adhered to.
- If the development were to adhere to the current zoning, there would be less than 30 houses on the subject site due to the inclusion of roadways etc. The application looks to more than double the number of homes the subject site is zoned for.
- The layout of the lots within the proposed development result in the neighbors who border the subject site having three rear neighbors instead of an expected one. The lots seem to be long and narrow. This only intensifies the disconnect to that of the surrounding neighborhood and the impact to existing homeowners if the proposal is approved.
- The developer seems unwilling to listen to the concerns of the citizens, the Planning Commission, or the Board of Supervisors. Suggested changes by both entities have not been addressed. The developer seems to insultingly claim that the surrounding community and neighbors are trying to block the development of the land and only want the land to be open space. This however is simply untrue. Time and time again, the citizens have voiced their recognition that the Andersen's have the right to sell their property and thus for it to be developed. **What we all want is for the subject site to be developed under the current zoning of SF1A. Everyone who purchased property that borders the ranch researched the zoning prior to purchase and knew someday the land would be developed but would be developed in accordance with the 1 acre zoning (which more than half of the ranch is zoned as). The Andersen's and the developer shouldn't have more rights than the rest of the community or bordering neighbors. The ability to make changes to existing zoning by the application of 17.10 in an unbecoming spirit and in application to a small portion of the total land when the bulk of the land will not be included for development or public use.**
- The developer seems to think bullying is a successful tactic and continually repeat in meetings with the City that they have "checked the boxes of the application" and therefore it must be approved. This is in poor taste and not acting as a proper partner. The Planning Commission and Board of Supervisors have the discretion to approve or deny proposals based on the totality of findings, and as both parties noted in their respective meetings, are not required to "rubber stamp" a request simply because a box has been checked. It is not "the law" that the proposal has to be approved and the insinuation that it is the law is intellectually dishonest and frankly a scare tactic.
- At the September 2022 meeting, the Planning Commissioners specifically cited the lack of community outreach by the developer and or partnership or willingness to

compromise. To date I do not believe The Andersen's, their representatives, or the developer, have made any attempts to meet with the community or neighbors, listen to their thoughts/idea/concerns and/or make any concessions. Efforts in community partnership and compromise could go a long way with the neighbors, community, and approving bodies.

- Since the developer hasn't bothered engaging the community and/or offered any types of compromise, I will propose the below in compromise for the additional request for density at the subject site via the inappropriate application of 17.10. The below helps to address the concerns for density by existing neighbors and the rezoning request by the developer. The below will also be more in keeping with the surrounding feel of the neighborhood.

- o Minimum 30 foot "buffer" between new construction and existing homes. Use this to create a groomed, landscaped, integrated pathway for walking or biking that connects to and is similar to the Longview developments to the west and south of the ranch. The pathways in the surrounding neighborhoods are actually much greater than 30 feet and create a seamless and usable integration between neighborhoods. The Andersen's attorney continued to highlight in the April 2023 Planning Commission the importance of an integrated trail system between and connecting the neighborhoods being developed to existing neighborhoods, citing this as a dying wish of Kim Collard.

- o 1 acre perimeter lots with ½ acre infield lots

- o Single story homes

- o No streetlights

- Connecting Manhattan and Washington streets through the development to North Ormsby opens flow from the new neighborhoods directly to the main road that will be used to travel to/from most destinations from the neighborhood vs directing increased traffic through existing residential neighborhoods.

Other items for consideration:

- The south side of the Andersen Ranch East Development appears to have a large retention ditch in addition to a "buffer" between new and old construction for the integrated walking/biking trail. Will the Andersen Ranch West project have something similar along the border with Maison Way? There is an existing irrigation ditch that currently runs along the Maison Way border that frequently fills when there is heavy rain and with snow melt from the adjacent mountains. The maintenance of this type of flood prevention would benefit all homeowners in the area.

- It was mentioned that further applications and review needed to be done to determine flood mitigation efforts. Shouldn't the design of the development pend these findings?

- Do not put bathrooms in the proposed park, it encourages the use of facilities for other than intended purposes and creates potentially unsafe environments for patrons of the park and neighborhood. Park bathrooms attract vagrants, and often end up being high crime locations.

- What are the plans to accommodate the increased traffic on North Ormsby? There will be approximately 300 additional homes now bordering North Ormsby and using it for daily travel.

- Connecting the walking/biking trails from Andersen Ranch East to Andersen Ranch West will require crossing North Ormsby which is already a high traffic and high-speed road and will only become much more so with the addition of 300+ homes bordering North Ormsby.

- The proposed connection of North Ormsby as a through street doesn't seem to address this concern and has been discussed at Planning Commission and Board of Supervisor meetings as being 10+ years away from consideration.

- Traffic studies supposedly indicate that North Ormsby can handle increased traffic of 300+ homes. Logically and practically speaking for those of us using that roadway everyday, and living adjacent to it, this seems unrealistic, especially considering the increased traffic in such a tight condensed space.

- Can the hours and or days of the week of proposed construction be revised? We have heard about the level of disruption to the lives of existing neighbors of the Andersen Ranch East project. Multiple developments of new construction in long established neighborhoods are extraordinarily disruptive and given the volume of construction in such a close proximity this disruption could go on for years and years.

- Due to the above and impacts that remain to be seen on water pressure and availability, as well as the volume of construction traffic, equipment, and services related to the various construction projects, it was previously discussed at the Planning Commission Meeting in September of 2022 that it would be prudent to finish construction of the Andersen Ranch East project before beginning construction of the Andersen Ranch West project.

- At the April 2023 Planning Commission meeting, the attorney for the Andersen's hap-hazardly offered to not develop the 10 acres immediately surrounding the existing ranch home in the event the remaining +/-50 acres were to be developed. This is not a meaningful concession, nor does it benefit the community as a whole. The property would continue to be that of one owner and could not be accessed by the community at large. In addition, this "offer" came with stipulations to allow for the construction of at least one additional home on the parcel. Given the continued statements that the intention is to operate the remaining +/-50 acres in perpetuity make the offer that much less meaningful or genuine. The offer also wasn't well thought out or presented and came off as an off the cuff means by which to try to persuade Planning Commissioners to approve the utilization of 17.10 on the subject site.

- The Andersen's are also seemingly now trying to play a conservation card and evoke special consideration under a historical premise. This too is not genuine. There have never been any mentions or attempts to this avenue prior to mention at the April 2023 meeting at which time it was clearly a hail-mary attempt to try to obtain approval of their project. Staff deemed Andersen Ranch's request to not meet qualifications for exemptions or special considerations sought. The premise of the Andersen's trying to play the sympathy card of the poor ranch owner who has been squeezed out and boxed in is absurd - the Andersen's have time and time again made the decision to sell their property to developers, knowing homes would be built, and receiving substantial profits from the sale. If they are concerned about being boxed in, it would seem they wouldn't be pushing for the zoning changes that more than double the number of homes that would border the existing ranch. Clearly, they are only interested in making the most amount of money possible, at the expense of the neighbors around them and the community as a whole. Additionally, I believe the ranch home and property have been rented out or leased for years, with the descendants of the Andersen ranch living out of state. The Andersen's are no longer a

ranching family.

To close, just because something can be done, doesn't mean it should be, or that it has to be. Approval of developments should be to the overall benefit of the community as a whole, not just the developer and not at the expense of the existing community and neighbors. Carson City is a wonderful city, but I am afraid if we continue to make exceptions and changes to zoning requirements, that only benefit developers, we will continue to squish more and more people into tighter spaces and lose the appeal of Carson City. High concentrations of people will result in Carson City losing itself and the draw of the community. Carson City will become just like any other city, packed to the gills with people, with strained resources, and residents left wondering "what happened to my town?". Residential zoning of the subject site was created for a reason and provided for space between and for residents and played heavily into the purchasing decisions of surrounding neighbors. Continually allowing for residential zoning to be condensed to smaller and smaller lot sizes negatively impacts the community as a whole and substantially that of existing neighbors. Homeowners that border the subject site deserve to have the integrity of the neighborhood they worked hard to buy in maintained and not degraded to benefit one landowner. The residents of Carson City do not deserve this, only so developers and large landowners can make larger profit margins before moving on and leaving to develop another city, leaving Carson City and the problems created by the excess development, in their rearview mirror.

Thank you for your time, service, and thoughtful consideration, it truly is appreciated.

With Kind Regards,

Courtney Gallagher

1833 Maison Way

Carson City, NV

From: [CCEO](#)
To: [Public Comment](#)
Subject: FW: Because I cannot be present... (I'm sure you will like that!}
Date: Tuesday, May 30, 2023 8:24:02 AM

From: Maxine Nietz <nevadamax@usa.com>
Sent: Monday, May 29, 2023 12:50 PM
To: CCEO <CCEO@carson.org>
Subject: Because I cannot be present... (I'm sure you will like that!}

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

The Applicant is seeking approval of a tentative subdivision map to subdivide the northern portion of the project site into 61 single family residential units as a common open space development utilizing the standards set forth in CCMC 17.10. A remainder parcel will encompass the existing ranch house and remaining agricultural land **not proposed for further subdivision at this time.**

-
Even the great Dennis Colard (living at a PO Box in Carson City with a Portland OR phone number) cannot see into the future. There will soon be a master plan revision and the master plan designation and zoning on the “remainder parcel” might change. It should **NOT** be locked in today! This is a bald attempt to maximize profits by shifting density from the south to the north parcel which is against the current zoning.

When this developer started on Andersen Ranch Estates, the people were told that the “Home Ranch” of 50 acres would remain as it is today. NOW, they say they only want under 10 acres of home ranch (with another building on that lot). By the time they are through, they will want a home ranch of 1 acre, with ALL THE REST developed! They are NOT TRUTH TELLERS!

The 50.33+/- acre “remainder area,” of this subject property will be limited to 70 lots, per the remaining density allowance under the common open space standards of the Carson City Municipal Code (17.10.025). **There is currently no plan for development of this remainder property.** If no development is

proposed at this time, it is not part of the current application and should not be able to be developed under 17.10. Additionally, the master plan and zoning designations may change, thus negating any guarantee of 70 lots.

We all know that CCMC 17.10 was a terrible piece of legislation. It has now been removed from the books for all time. This application is being allowed, but the project is still detrimental to the public health, safety, general welfare and peaceful enjoyment of the rest of the city. Some time ago, the Andersen's tried to tell us how much they cared about the people of Carson City. It was all puff and smoke and NO TRUTH. The property owner is continuing to show how little it cares for the people of Carson City by continuing with this project.

Was there EVER a developer who saw a piece of property and was happy with the existing zoning? The answer is NO. They all want to squish and squeeze more buildings on the property than are allowed by the zoning. If they think this is so great, why aren't they building this mess next door to their own personal home? They don't because even the developer knows that this is a terrible project. We ask that you do not allow this travesty in our neighborhood!

CCMC 17.10 calls for "clustered development." Where is the clustering in this project? NOWHERE!

The Planning Commission acted correctly when they did not recommend this project. It is a terrible project, not up to Carson City values, and should be, finally, **denied once and for all!**

Maxine Nietz

775 887-1294

nevadamax@usa.com

From: [Dave & LeAnn Saarem](#)
To: [Public Comment](#)
Subject: Please vote NO on Andersen West
Date: Wednesday, May 31, 2023 1:40:24 PM

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

Dear Mayor Bagwell and Carson City Board of Supervisors:

First, I want to thank you for listening to the multiple iterations of letters and testimony opposing this Andersen West project. To keep this as brief as possible and not reiterate, I respectfully ask you to please review the attached letter below I sent to the Planning Commission, and I also want to voice my agreement with the many people who have stated specific reasons to prove this project MUST be denied once and for all. Please do not send it back for another iteration with the staff and the Planning Commission.

At the last BoS meeting, you pleaded with the applicant that this project needs a lot of re-work, and they need to please keep the City in mind when revising their plan. However, they totally ignored you, the Planning Commission, and all the residents. They have had plenty of chances to make needed changes to this project, but their only goal is to more than double the density on this 30 acre parcel to maximize their profits.

A transfer of density using 17.10 has never been applied to any other Carson City project in the past, and this type application is absolutely NOT the intended purpose of 17.10.025. The "gross site area" as stated in 17.10.025 means the area of a cohesive overall plan and tentative map showing homesites, open space, connectivity, etc., of a fully engineered development. In this case, development is not on the total 80 acres in reality. This project only proposes to develop the 30 acres to the north; therefore, the remaining 50 acres to the south has NOTHING to do with this project, and there's no guarantee what the future will bring. It is purposefully misleading to throw it in ONLY for the benefit of transferring density. That totally violates the 17.10 requirements and intent.

Additionally, the applicant's representative argues that the purpose statement of 17.10 isn't part of the code and should be ignored. That is totally false; it is an important guide to help interpret how to apply the specific details of 17.10. If it had no meaning, it would not have been included as part the text of our CCMC code.

Please listen to everyone's logical opposition and finally DENY this project. Carson City, neighboring residents, and the new residents of the future development on Andersen West deserve a thoughtfully designed layout to compliment the amazing natural resources these parcels have to offer.

Thank you,
LeAnn and Dave Saarem
Native Carson City residents

*****Letter sent to Planning
Commissioners*****

Dear Carson City Planning Commission:

I have been deeply involved with the issues surrounding CCMC 17.10 for many years. At the March 3rd Retreat of the BoS and Planning Commission, I was so happy and relieved that 17.10 was finally recognized for its flaws and was unanimously repealed! Many Supervisors and Commissioners stated how the true spirit of 17.10 had been lost, stretched, and sometimes abused. The good intentions of 17.10 had been convoluted to mostly benefit developers' profits, and most proposed tentative maps that were approved were not what Carson City got in reality when the projects were built out. One clear and prominent example is Andersen Ranch Estates on the east side of Ormsby Blvd. Now, the City and residents are facing another, but as I understand, the last application submitted under 17.10, Andersen West.

My first observation about projects under 17.10 is that we have learned from our past. We MUST apply every restraint and restriction to the fullest degree under 17.10. We cannot let loose or vague interpretations be used by the landowner or developer to maximize their profits at the sake of our City and neighboring residents. We MUST stand strong to our beliefs that 17.10 can be taken advantage of and twisted into something we all don't think is a quality product and can actually negatively impact some residents personally.

I am strongly opposed to the Andersen West's interpretation of transferring density from one parcel to another. I understand that staff states it could be part of 17.10.025...

17.10.025 Density and intensity standards.

1. *Residential. The total number of dwelling units in the proposed common open space development shall not exceed the total number of dwelling units allowed by the underlying zoning district(s). The gross site area may include more than 1 parcel and it is not mandatory that the parcels be contiguous, although they must be located in the same geographical vicinity, as determined by the director.*

I respectfully but absolutely disagree. It is the true intent and spirit of 17.10 to encourage open space and unique lot layouts to achieve the best use of the land along with allowing for constraints such as creeks, ravines, hills, etc. It was never intended to be a means of transferring density for no apparent reason or benefit to the community. Also, I believe "the gross site area" stated above in 17.10.025 is intended to apply to where the actual development and neighborhood is to be built. Specifically, the 80 total acres is currently split into 30 acres on the north (SF1A) and 50 acres on the south (SF1A and some SF12), but the ONLY parcel being developed or even considered in this application is the north 30 acres. Therefore, logically the 50 acres has nothing to do with this development. Even Heather Manzo with Planning stated the southern 50 acres have not been reviewed nor looked at in any way, and she also confirmed the 50 acre lot is NOT part of 17.10 and cannot be. She says the future codes in place at the time of application will govern how the application for that separate 50 acre parcel will be developed in the future. It has only been suggested to put a restriction on its density to 71 which is reduced by the 31 homes they "transferred" to the Andersen West project (according to 17.10's dwelling unit counts that do not apply to this future development). Even our best laid plans cannot guarantee when and how the remaining 50 acres will be developed sometime in the future, and applying 17.10 guidelines to a parcel which cannot have a 17.10 application should NOT be allowed. Andersen West can't have it both ways...a part of the project to benefit them but not part of the

project (no studies nor reviews nor tentative maps etc. for this 50 acre parcel).

Transferring this density surely doesn't benefit anyone right now. To bend and stretch 17.10 and allow for more than DOUBLE, 61 homes instead of 30 homes, on this 30 acres is nonsense. The first sentence of this same section under 17.10.025 states "*total number of dwelling units in the proposed common open space development shall not exceed the total number of dwelling units allowed by the underlying zoning district(s).*" There are only 30 homes entitled on the 30 acres, and actually under Title 18 that would be reduced by another say 15% approximately for streets and other requirements (leaving about 25-26 lots). The proposal is asking for 1/3 acre lots where 1 acre lots were zoned and relied upon by adjoining neighbors when they bought their property. There just cannot be any justification for including both parcels in this Andersen West project. They have nothing to do with one another!

We have all already agreed we don't want 17.10, and it wasn't good for Carson in many ways. But if we are forced to consider one last project, we need to be extremely strict about the application to ensure the best possible outcome. Please, I whole heartedly encourage you to vote NO on this project! We cannot afford to approve another controversial and upsetting development for the residents of Carson City.

PLEASE VOTE NO on Andersen West. Carson City deserves the best, strongest decision.

Thank you for your time and consideration,

LeAnn Mankins Saarem, multi-generational native Carson City resident for 54 years
Dave M. Saarem

From: [Taylor Saarem](#)
To: [Public Comment](#)
Subject: Vote NO on Anderson West Project
Date: Wednesday, May 31, 2023 2:58:25 PM

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

Dear Mayor Bagwell & Carson City Board of Supervisors:

Hoping to keep this short, I am in agreement with the many people who have voiced specific reasons proving this project has to be finally denied. Please do not send it back for another iteration with the staff and the Planning Commission.

At the last BoS meeting, it was pleaded with the applicant that this project needs a lot of re-work, and they need to please keep the native public in mind when revising their plan. However, they totally ignored you, the Planning Commission, and all the residents. They have had plenty of chances to make needed changes to this project, but their only goal is to more than double the density on this 30 acre parcel to maximize their profits.

A transfer of density using 17.10 has never been applied to any other Carson City project in the past, and this type application is absolutely NOT the intended purpose of 17.10.025. The "gross site area" as stated in 17.10.025 means the area of a cohesive overall plan and tentative map showing homesites, open space, connectivity, etc., of a fully engineered development. In this case, development is not on the total 80 acres in reality. This project only proposes to develop the 30 acres to the north; therefore, the remaining 50 acres to the south has NOTHING to do with this project, and there's no guarantee what the future will bring. It is totally misleading to throw it in strictly for the benefit of transferring density. That totally violates the 17.10 requirements and intent.

Additionally, the applicant's representative argues that the purpose statement of 17.10 isn't part of the code and should be ignored. That is totally false; it is an important guide to help interpret how to apply the specific details of 17.10. If it had no meaning, it would not have been included as part the text of our CCMC code.

Listen to the many opposition and finally DENY this project. Carson City, residents, and the new residents of the future development on Andersen West deserve a thoughtfully designed layout to compliment the amazing natural resources this land has.

Thank you,
Taylor Saarem
Native Carson City resident

Late Material
Public Comment
Received on 6/1/2023
@ 5:27 pm.
page 1

**Public Comments at Board of Supervisors Meeting dated June 1 2023
Betsy Strasburg**

1. Per the Planning Department, nothing has changed in this project from your November review and now.
2. **There is no place in Title 17:10 where borrowing of density is allowed from a parcel not included in the project. No precedence ever in the history of Title 17:10.**

Andersen West Project

Parcel	SF1 Zoning	SF12 Zoning	# of Acres	Allowed	Requested	Request over Allowed	
North Parcel	Yes			30	30	61	31
South Parcel	Yes	Yes		50	102	71	-31

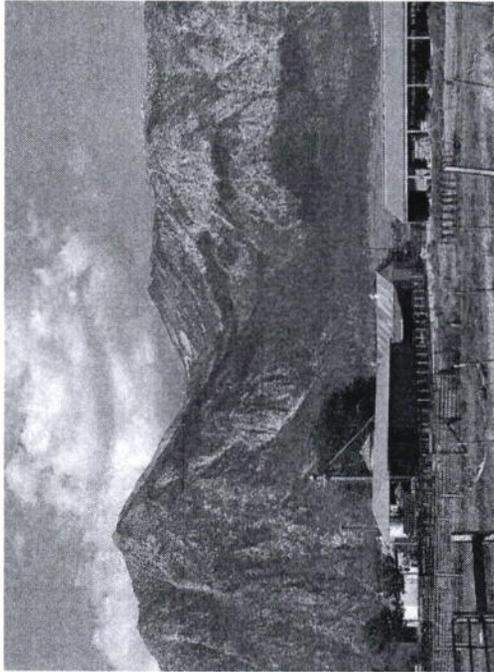
In addition, the owner wants to reserves 9.5 acres around an aged barn for 2 houses in a mixed zoning area of SF12 and SF1

3. **The Planning Department and applicant has not taken into account any impact of a future project of 71 lots in the south parcel. No consideration, therefore no borrowing of density.**
4. The single outlet from the Kings Canyon is expected to be solved by using Washington Street but it was not part of the traffic study. Neither was East Winnie extension. Only Andersen East, Andersen West and Ash Canyon. Richmond Street is already a "D" category street.
5. **Do no harm to neighbors' investment.** There is more **close** neighbors near the North Parcel than the South and therefore impacted by doubling the density from 30 to 61 lots.
6. Planning Commission twice voted that this project did not fulfill the intent of Title 17:10. There is no scenic or cohesiveness to the 1 acre custom homes investment made by existing neighbors.
7. The question is did the Planning Commission err in deny this project? Did they act arbitrarily or capriciously or abuse their discretion?
8. **The Supreme Court panel upheld the slaughterhouse denial at Centerville.** Justices Abbi Silver, Elissa Cadish and Kristina Pickering wrote that the **board is allowed to consider public comment when reaching a decision. So please listen to the public comments given by neighbors.**
9. Several questions were never addressed in this project as experienced with the Andersen East which was owned, designed and developed by the same groups involved in this project.
10. Please uphold the Planning Commission decision to deny this proposal. It should not be reverted back or continued because it would continue the negative impact of Title 17:10 for which this Board repealed the ordinance.

Thank you for your time.

late material
from Betsy Strasburg.
Page 2.

Supreme Court panel upholds slaughterhouse denial



The former Storke Dairy in Centerville was under consideration for a slaughterhouse business

By Kurt Hilgebrand
Friday, January 14, 2022

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A decision to deny a special use permit for a slaughterhouse at Centerville was upheld by a three-member panel of the Nevada Supreme Court on Thursday.

The case has been winding through the judiciary since commissioners sitting as the board of adjustment denied a permit sought by Karin Sinclair in November 2019. An appeal was denied by a visiting judge a year later.

“Notably, the district court found that the (board’s) decision was supported by substantial evidence as the (board) considered statements from nearly 200 individuals both opposed to and in favor of the project, reviewed Sinclair’s expert reports and a lengthy presentation on the matter, considered the various issues presented by

interested parties and then itself articulated reasons for concluding that Douglas County Code ... was not satisfied.”

Justices Abbi Silver, Elissa Cadish and Kristina Pickering wrote that Sinclair’s due process rights weren’t violated because the board is allowed to consider public comment when reaching a decision.

Sinclair sued at the Nevada Supreme Court in an effort to overturn the decision, saying that it was arbitrary, capricious and abused the board’s discretion because it wasn’t supported by substantial evidence.

The justices disagreed saying the burden was on Sinclair to prove she satisfied the code. “The (board) received dozens of verbal and written comments from concerned individuals against the meat processing facility that expressed one or more of the following concerns: noise, odors, wastewater disposal, bugs and pests, loss of property value, historical clouding of the area and air quality,” the decision filed Thursday said, concluding that substantial evidence supported the decision.

Sinclair received approval for a similar slaughterhouse from the Carson City Planning Commission on Dec. 15.

Carson City Community Development Director Hope Sullivan said they received three appeals. Carson City supervisors are scheduled to hear the appeals 5 p.m. Feb. 3.