

MINUTES
Carson City Planning Commission Regular Meeting
Wednesday, April 26, 2023 ● 4:00 PM
Community Center Robert “Bob” Crowell Boardroom
851 East William Street, Carson City, Nevada

Commission Members

Chairperson Chair – Teri Preston
Commissioner – Charles Borders, Jr.
Commissioner – Nathaniel Killgore
Commissioner – Richard Perry

Vice Chair – Sena Loyd
Commissioner – Ellen DeChristopher
Commissioner – Vern Krahn

Staff

Hope Sullivan, Community Development Director
Heather Ferris, Planning Manager
Todd Reese, Sr. Deputy District Attorney
Stephen Pottéy, Sr. Engineering Project Manager
Heather Manzo, Associate Planner
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 Public Meeting Clerk during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office and are available for review during regular business hours.

The approved minutes of all meetings are available on www.Carson.org/minutes.

1. CALL TO ORDER

(4:00:30) – Chairperson Preston called the meeting to order at 4:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(4:00:35) – Roll was called, and a quorum was present.

Attendee Name	Status	Arrived
Chairperson Teri Preston	Present	
Vice Chair Sena Loyd	Present	
Commissioner Charles Borders, Jr.	Present	
Commissioner Ellen DeChristopher	Present	
Commissioner Nathaniel Killgore	Present	
Commissioner Vern Krahn	Present	
Commissioner Richard Perry	Present	

3. PLEDGE OF ALLEGIANCE

(4:31:09) – Vice Chair Loyd led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(4:32:05) – Chairperson Preston announced that item 6.B would be continued to the May 31, 2023 Planning Commission meeting, at the request of the applicant. She also entertained public comments.

(4:33:45) – Maxine Nietz thanked the Commission for eliminating Title 17.10. She also read into the record the written public comments, incorporated into the record, by Betsy Strasburg (as Ms. Strasburg was suffering from laryngitis) who presented the accompanying photographs regarding item 6.C. Deni French noted his agreement with Ms. Nietz and Ms. Strasburg. He also requested timing demolitions outside the insect migration, aquatic, and bird nesting timeframe.

5. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – MARCH 29, 2023.

(4:09:10) – Chairperson Preston introduced the item and entertained comments or changes; however, none were forthcoming. She also entertained a motion.

(4:09:35) – Commissioner Perry moved to approve the minutes of the March 29, 2023 meeting as presented. The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (7-0-0)
MOVER:	Perry
SECONDER:	Killgore
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6. MEETING ITEMS

6.A LU-2023-0110 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM DANIEL AND SHERI GAUNT (“APPLICANT”) FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF A 694 SQUARE FOOT ATTACHED GUEST BUILDING ON PROPERTY ZONED SINGLE-FAMILY-6,000 (“SF6”) LOCATED AT 3243 CORTEZ STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 009-575-02.

(4:10:03) – Chairperson Preston introduced the item. Ms. Ferris presented the Staff Report and accompanying documents and noted receipt of late material in the form of written public comment, incorporated into the record. She also responded to clarifying questions. Vice Chair Loyd was informed

that Carson City did not allow accessory dwellings, but guest buildings were allowed to house non-paying guests and/or family members. She also informed Commissioner Borders that a duplex would most likely be rented. Applicant Representative Keith Shaffer noted his agreement to the Conditions of Approval and inquired why the deed restriction requirement was not written in the Conditions of Approval and Ms. Ferris clarified that it was a Carson City Municipal Code (CCMC) requirement; therefore, it would not be included in the Conditions of Approval. Mr. Shaffer introduced applicant Sheri Gaunt who explained that the guest building would be occupied by her mother.

(4:22:50) – Vice Chair Loyd was informed that years later, an applicant may request the removal of a deed restriction based on what the CCMC allows at that time. Mr. Shaffer informed Commissioner Borders that the door will be placed on the left side of the building and that the chicken coop would be located elsewhere on the property. Chairperson Preston entertained public comments.

(4:24:58) – Doris Hanke noted that she had walked by the property and had found the house “noisy” and recommended that the unit be built where the garage is now. Carol Rathjen, whose written comments are also incorporated into the record, noted her objection to the project which she called an “apartment.” She believed that the guesthouses could turn into rentals. Mr. French agreed with the prior comments and was surprised that the property was not to become a rental. He was also concerned about traffic and parking. Randy Bowling referenced his two written public comments, incorporated into the record, and requested a condition prohibiting the migration of the chickens to his property. He also requested limiting the hours of operation and cited the example of his neighbor who had built a garage and had blocked their view. There were no other public comments.

(4:34:02) – Ms. Ferris addressed the concerns presented in public comments. She explained to Ms. Rathjen that per CCMC the dwelling will be deed restricted and not to be rented. Ms. Ferris explained the Special Use Permit violation process, noting that if a complaint is received by Staff regarding a condition that has been violated, the matter will be investigated and if not compliant, the item will be agendized before this Commission. Ms. Ferris explained that an off-street parking space is required for every bedroom of the home, adding that animal control allowed a maximum of four chickens or ducks for a residential unit under one acre. In response to a question by Commissioner Krahn, Ms. Ferris explained that in a Single-Family 6,000 zoning district, a guest building would be allowed if the findings are met. Commissioner Borders was in favor of amending Condition No. 6 to call the structure a “guest building.” He also inquired about modified construction hours. Mr. Shaffer reiterated his acceptance of the Conditions of Approval with the modified Condition No. 6 as proposed and was amenable to modified construction hours. Discussion ensued regarding the construction hours. Vice Chair Loyd recommended 7 a.m. to 7 p.m. on weekdays and 8 a.m. to 7 p.m. on weekends. Mr. Shaffer agreed to the proposed hours.

(4:43:20) – Commissioner Loyd moved to approve LU-2023-0110 based on the findings and subject to the Conditions of Approval contained in the Staff Report with amendments to Condition No. 6 to include the term “guest building” and add Condition No. 9 to state hours of Construction would be between 7 a.m. and 7 p.m. on weekdays and 8 a.m. and 7 p.m. on weekends. The motion was seconded by Commissioner Krahn.

RESULT:	APPROVED (7-0-0)
MOVER:	Loyd
SECONDER:	Krahn
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

6.B SUB-2023-0061 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM STEVE THOMSEN (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A TENTATIVE SUBDIVISION MAP KNOWN AS BLACKSTONE RANCH PHASE 2, TO CREATE 204 SINGLE FAMILY RESIDENTIAL LOTS ON A ±58.52 ACRE SITE WITHIN THE LOMPA RANCH NORTH SPECIFIC PLAN AREA (“SPA”) ZONED SINGLE FAMILY 6,000 SQUARE FEET (“SF6-SPA”) AND MULTIFAMILY DUPLEX (“MFD-SPA”) LOCATED AT 2230 EAST 5TH STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 010-041-40.

(4:44:42) – Chairperson Preston reiterated that this item was continued to the May 31, 2023 Planning Commission Meeting.

(4:45:18) – Chairperson Preston recommended discussing agenda item 7 since the next item must be discussed at 5 p.m.

The following item(s) will not be heard before 5 PM:

6.C SUB-2022-0374 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FROM ANDERSEN-COLARD RANCH ENTERPRISES, LLC (“APPLICANT”) FOR A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING A TENTATIVE SUBDIVISION MAP 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”), ASSESSOR’S PARCEL NUMBERS (“APNS”) 009-012-20 AND -21.

(5:00:28) – Chairperson Preston reconvened the meeting and read the paragraph in the agenda materials regarding public comments. She reminded the audience that the Commissioners, Staff, and applicants would not be required to adhere to the three-minute limit. Chair Preston also introduced the item. Ms. Manzo presented the Anderson Ranch West property and provided background, noting that the Planning Commission had recommended to the Board of Supervisors denial of the Special Use Permit on September 28, 2022 because they were unable to make Findings No. 6, 8, and 11. At the November 3, 2022 Board of Supervisors Meeting, the Board had been presented with an updated Tentative Subdivision Map which addressed several Planning Commission concerns. The Board had remanded the application back to the Planning Commission to evaluate the changes. Ms. Manzo also presented the Staff Report and accompanying documents, highlighted the written public comments, incorporated into the record, and responded to clarifying questions. Development Engineering Sr. Project Manager Stephen Pottéy also addressed the engineering-related public comments which are incorporated into the Staff Report and responded to clarifying questions.

(5:26:15) – Attorney Mark Forsberg, representing the applicant, reviewed a PowerPoint presentation that introduced the property, the Anderson family, and the project. A video of the presentation (and the meeting) is available at: <https://www.youtube.com/watch?v=7mzIqF5FXvg>. Mr. Forsberg included several historic photographs of the Ranch and explained that all the surrounding properties in the photographs had now become developments. He also added that they were following the code and the zoning, and their requirement was to meet every aspect of the CCMC. Dave Snelgrove, Planning and Right-of-Way Manager at CFA, Inc. whose report is incorporated into the record, clarified that they had addressed several items such as cultural resources. He also reviewed his report, especially Findings No. 6, 8, and 11, and believed that they had addressed all the concerns that were raised in the September 22, 2022 meeting. Mr. Forsberg noted that they agreed to the Conditions of Approval and explained that they had already made some of the outlined changes such as the widening of several streets. Chairperson Preston entertained Commissioner discussion.

(5:54:57) – Vice Chair Loyd inquired about the possibility of downgraded street/intersection service levels in the future and Mr. Pottéy believed that it would get prioritized based on the condition of other intersections, could become part of a development, and possibly get mitigated, or could have a traffic signal or roundabout installed. Vice Chair Loyd also noted for the record that the applicant representative had mentioned an emergency egress for a potential project on Ormsby Boulevard and wished to see that not locked in case of emergencies. She believed that fencing on the south, north, and west of the project to ensure the people's safety from a potential mountain lion attack.

(5:58:10) – Commissioner Krahn believed that the walking path along Kings Canyon should connect to the Long Ranch Estates development to complete the trail. Ms. Manzo referenced Condition No. 32 which she believed addressed the connectivity issue. Commissioner Perry inquired about whether the nine-acre parcel that contained the original historic ranch site would have a permanent deed restriction to preserve the “historic resource in perpetuity.” Ms. Sullivan clarified that a conservation easement would be identified by looking at the conservation value of the land and its identified development potential. She

also noted that she had spoken with Mr. Forsberg regarding the item, and they had agreed this parcel was not a conservation easement and that Staff had not anticipated that restriction. Mr. Forsberg believed that the action would “honor the purpose statement of the [current Ordinance.] Discussion ensued regarding the private and public open space and Mr. Forsberg noted that a recorded document could be provided to ensure future buyers that the 9.46 acres cannot be subdivided or developed. He also informed Chair Preston that the action would not increase density. Ms. Sullivan noted that the applicant was interested in the open space around the ranch house, but she wanted to ensure it should not be considered “a lot.” Ms. Manzo clarified that Title 17.10 would not allow an increase in density and referenced Condition No. 20 which would address the deed restriction, the 71 total units, and include the ranch house. Discussion ensued regarding the 9.46 acres and Ms. Sullivan believed that the unknown development potential of the “homesite” is too broad and she did not believe it could be classified as open space.

(6:49:56) – Chairperson Preston recessed the meeting.

(7:01:09) – Chairperson Preston reconvened the meeting. A quorum was still present.

(7:02:30) – Chairperson Preston asked Mr. Forsberg if he would consider turning the 9.46 acres into a parcel with a deed restriction on the farmhouse and the 4,500 square foot house (any additional structures would require a Special Use Permit) and excluding them from the southern lot. She believed that the Open Space would only benefit the subdivision. She also entertained public comments.

(7:04:49) – Ms. Nietz stated that Lennar Homes was the builder of both Anderson Ranch and Anderson Ranch West properties. She also believed that the Conditional Letter of Map Revision (CLOMR) may change after FEMA completes its review. She also said that the 30-acre parcel would be considered under Title 17.10; however, the remaining 50 acres would not. Richard Nagel recommended “ironclad” guarantees that the Anderson family would not “walk away” from the project. Heather Koche noted that the fire hazards were not addressed. She also cited congestion in the schools and believed that there were no outlets to leave during fires and was concerned about the safety of the residents. Cary Ingbar agreed with the previous speakers and believed that the intent of Title 17.10 was not being met and wished to see the cultural resources considered separately. She also preferred the one-acre zoning for the homes and called the proposed homes “out of character” and wanted the developer to reduce the number of houses.

(7:18:00) – Ralph Thomas stated that he was worried about “density and defensibility”, especially in case of a fire, and cited an example in Colorado. He also was in favor of conservation easements and not deed restrictions. Betsy Strasburg believed that nothing had changed since the September 22, 2022 meeting. She believed that “borrowing density” should not be allowed and stated that the remaining 50 acres were being excluded from consideration, yet that would cause more traffic in the future. Ms. Strasburg also cited grading issues similar to the other Anderson Ranch project. She urged the Commission to vote against the project. Sue Masiello was opposed to “shuffling density between two parcels.” She also stated that the homes would prevent the sun homes to the west and north. Ms. Masiello was not in favor of having “strangers wander around” on the public access trails and having the ranch house designated as common

open space. She believed that homes east of Ormsby Boulevard were designated as medium density and the ones to its west were zoned as low density, one acre.

(7:27:42) – Mr. French stated that all the adjustments done to date are not substantial and recommended denying the Special Use Permit. An audience member (inaudible name) believed that the project had not offered protection for “cultural, natural, or scenic resources” and had not minimized “road building.” He did not believe that multipurpose pathways and detention basins were “not sufficient usable common open space areas,” adding that nothing had changed since September 22, 2022. Marinka Willig noted that she had “negative experiences with developers” and did not understand why Title 17.10 was being considered for this project “when we [already] got rid of it.” LeAnn Saarem believed that the Board of Supervisors wished to see the project reworked. She noted that the purpose of Title 17.10 was not to transfer density and no precedent had been set for that. Ms. Saarem believed that the ranch house was going to remain a private residence and urged the Commission to deny the Special Use Permit as she was in favor of Single Family One Acre homes.

(7:38:03) – Cathy Valenta Weise believed that the developer believed that Title 17.10 automatically applies to any proposed development and reiterated the statements of a previous commenter who believed that the code offered protection for cultural, natural, and scenic resources. She noted that the purpose of Title 17.10 had not been met by the applicant and cautioned that children and pedestrians were constantly using Ormsby Boulevard. Bob Weise, believed that the developer was creating a parcel with “two separate residential houses on it...there is no open space to be gained from it.” Mr. Weise did not see a guarantee that the ranch house would be preserved either and urged denying the request. Paul Longshore agreed with the previous speakers and was pleased to see that Title 17.10 had been eliminated. Sean Gallagher encouraged respecting the property rights of the Anderson family; however, he believed that it should not come at the expense of the community. He was in favor of the property being developed; however, he wished for the Commission to deny this request and allow them to start over “under the new rule.” Courtney Gallagher believed that the major reason for opposing the project was density and peaceful enjoyment of the neighbors’ properties. There were no additional comments. Chairperson Preston invited Staff and the applicant to respond to the public comments.

(7:55:25) – Mr. Pottéy clarified that the aforementioned public trail was not explicitly stated as public in the application. He recommended calling it a “public access easement” should the Commission approve the request. Mr. Pottéy also explained that the street lights mentioned in the comments were not referenced in the application and noted that the detention basins in the Anderson Ranch project were FEMA approved and were shown on the map. Additionally, he expected minor changes to the CLOMR by FEMA.

(7:58:06) – Mr. Forsberg expected the 9.46 acres to be kept open, except for the existing structures (the ranch house and a few barn-like structures) and one additional residence, not greater than 5,000 square feet. Discussion ensued regarding the lower 50 acres and Mr. Forsberg explained to Chairperson Preston that “it’s currently zoned Single Family 12,000...and we’re moving that density from the 50-acre parcel and including it in the 30-acre parcel.” He also noted that they would have “the same net number of houses [132] as the current zoning permits.” Mr. Krahn was informed by Ms. Manzo that the Master Plan

designations for the property have the same alignment.” She clarified that the northern portion is low-density residential (up to three dwelling units per acre) and the lower portion is medium-density residential (three to eight dwelling units per acre). Commissioner Perry clarified to the public commenters that this application was submitted prior to the elimination of Title 17.10, and it would be the last. He informed the applicant that the changes made clarified things better and met some of the item 6 criteria. Commissioner Perry called the open space “stranded in a bunch of narrow trails” adding that he could make that finding. Additionally, he believed that the cultural resources offer was “too unresolved” and not part of this parcel and stated he would vote against the project with the recommendation that future plans should be done with a Planned Unit Development (PUD).

(8:09:42) – Commissioner Borders thanked Ms. Manzo and Staff for their hard work, the applicant for being responsive, and the public for their thoughtfulness and their well-thought-out comments. He believed that the project was still unfinished and that he could not make Findings No. 6. He preferred to have seen it as an 80-acre project. Commissioner Loyd also thanked the applicant for addressing the emergency access for the south lot; however, she did not feel that Finding No. had been met and had issues with applying the density to the north lot with no plans for the south lot. Commissioner DeChristopher thanked Staff for their being helpful, the applicants for addressing the findings, and the public for their comments. She also did not believe that Finding No. 6 had been. She praised the process and encouraged ongoing conversation. Commissioner Krahn was appreciative of the presentation by the applicant and Staff and read the following excerpt from the Board of Supervisor’s November 3, 2022 meeting minutes:

Mayor Bagwell reiterated her recommendation to return the proposed revision to the Planning Commission and noted that “they work extremely hard to get to a ‘yes’,” adding that their role is to ensure it’s “a good project.” Commissioner Krahn noted that it would be difficult to get to a “yes” at this time, especially with Finding No. 6. He also believed that contrary to public comment that “nothing has changed,” the applicant had brought forward several improvements. Commissioner Killgore called the public comments “most impressive performance yet” and stated he would vote against the project because Finding No. 6 could not be met and agreed with the previous comments. Chairperson Preston noted her familiarity with the property and believed that it would be difficult to approve the top acreage without the lower one and added that she could not make Finding No. 6 as well. She also entertained a motion.

(8:19:07) – Commissioner Perry moved to recommend denial of Tentative Subdivision Map SUB-2022-0374 to the Board of Supervisors based on the inability to make Finding No. 6. The motion was seconded by Commissioner Borders.

RESULT:	APPROVED (7-0-0)
MOVER:	Loyd
SECONDER:	Krahn
AYES:	Preston, Loyd, Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	None
ABSENT:	None

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

Incorporated below.

- FUTURE AGENDA ITEMS

(4:45:32) – Ms. Sullivan explained that four Special Use Permits, three of which were related to the Carson City Airport, would be agendized for the next meeting. She announced the Growth Management Commission would meet on May 31, 2023 as well, adding that the Title 18 public hearing must take place by July 2023. She recommended an early start next month for a Title 18 discussion. Chairperson Preston requested public outreach explaining the role of the Growth Management Commission and the upcoming meeting. Vice Chair Loyd requested receiving information such as the School District's level of service and recommended having department heads present to answer the questions posed by members of the public. Commissioner DeChristopher requested a discussion on water quality.

- COMMISSIONER REPORTS/COMMENTS

(4:52:38) – Chairperson Preston recessed the meeting until 5 p.m.

8. PUBLIC COMMENT

(8:20:25) – Chairperson Preston entertained public comments. Ms. Ingbar inquired when the item would be heard by the Board of Supervisors and Ms. Manzo believed it might be agendized for the second week of May 2023. Ms. Gallagher thanked the Commission for their consideration and thoughtfulness.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(8:21:31) – Chairperson Preston adjourned the meeting at 8:21 p.m.

The Minutes of the April 26, 2023 Carson City Planning Commission meeting are so approved this 31st day of May, 2023.



108 E. Proctor Street
Carson City, Nevada 89701
(775) 887-2180
Hearing Impaired: 711

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 photos.

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	
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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.

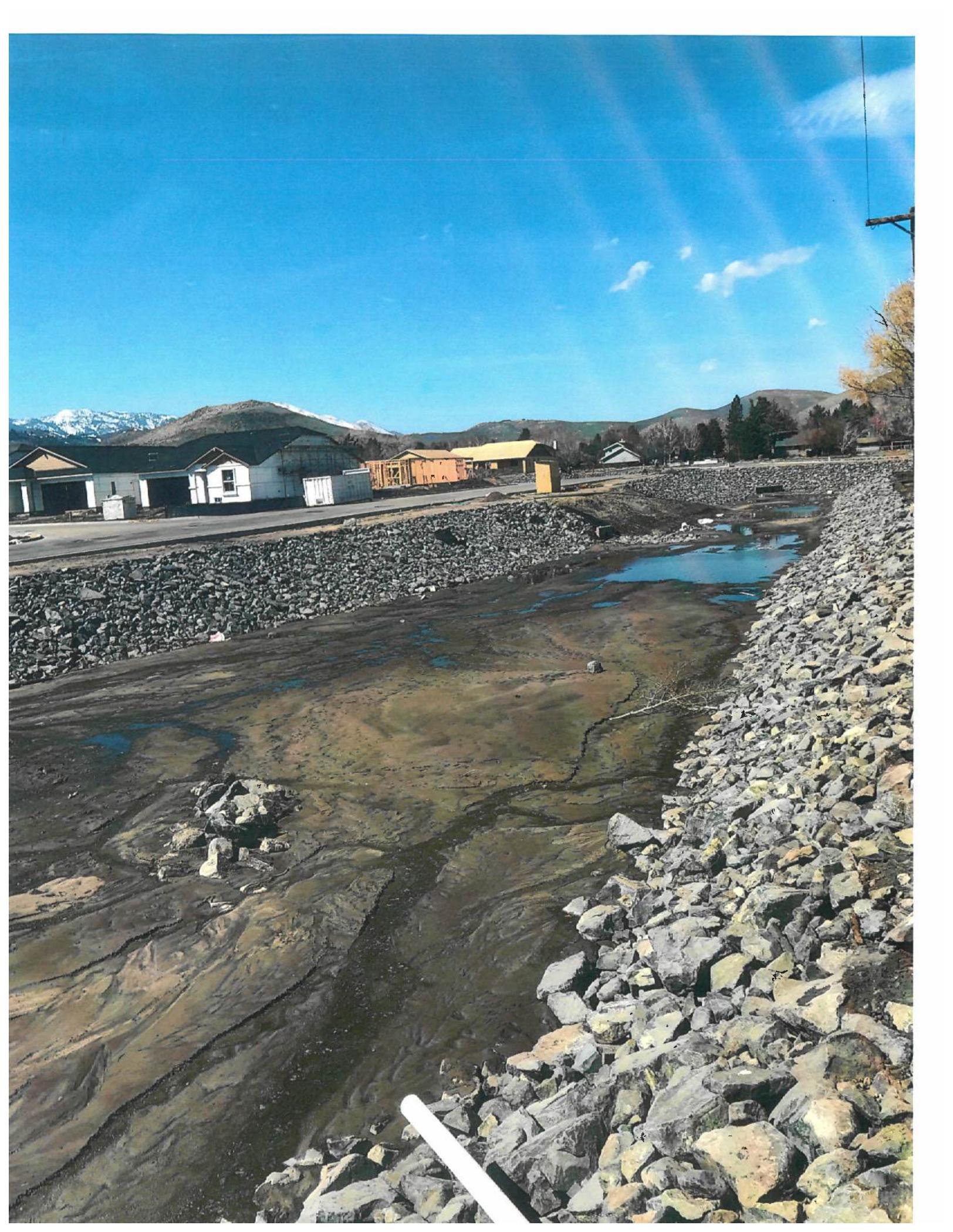
There was no pest control as a site preparation condition. As more foundation and streets were completed, the voles and field mice migrated to existing homes, destroying property.

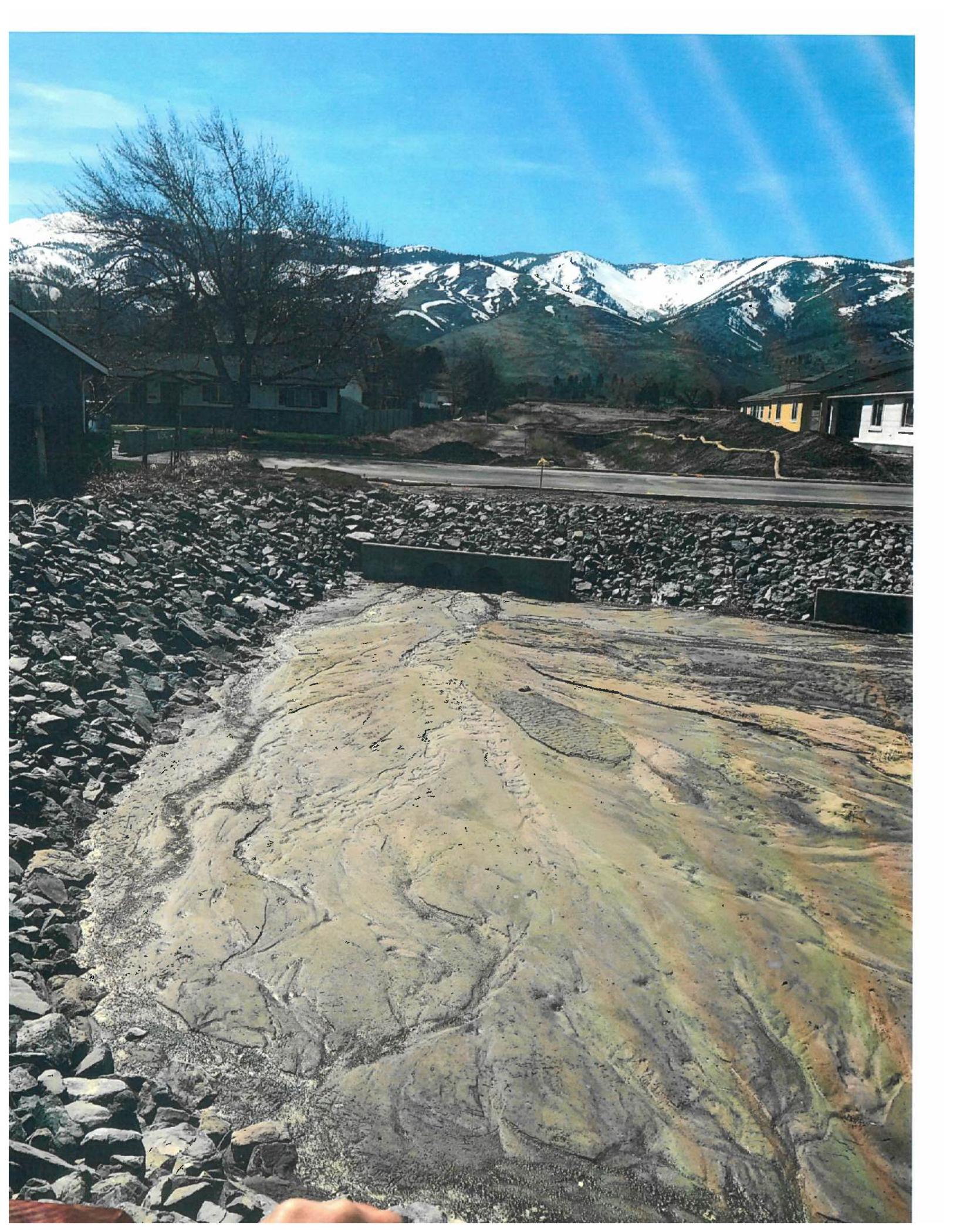
Although grading was repeatedly discussed at the Board of Supervisors meeting since the conditions of approval was done before final FEMA review, the max grading height (from street level) was not explicitly mentioned under the conditions of approval (at least I could not find it). Currently, the Mountain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

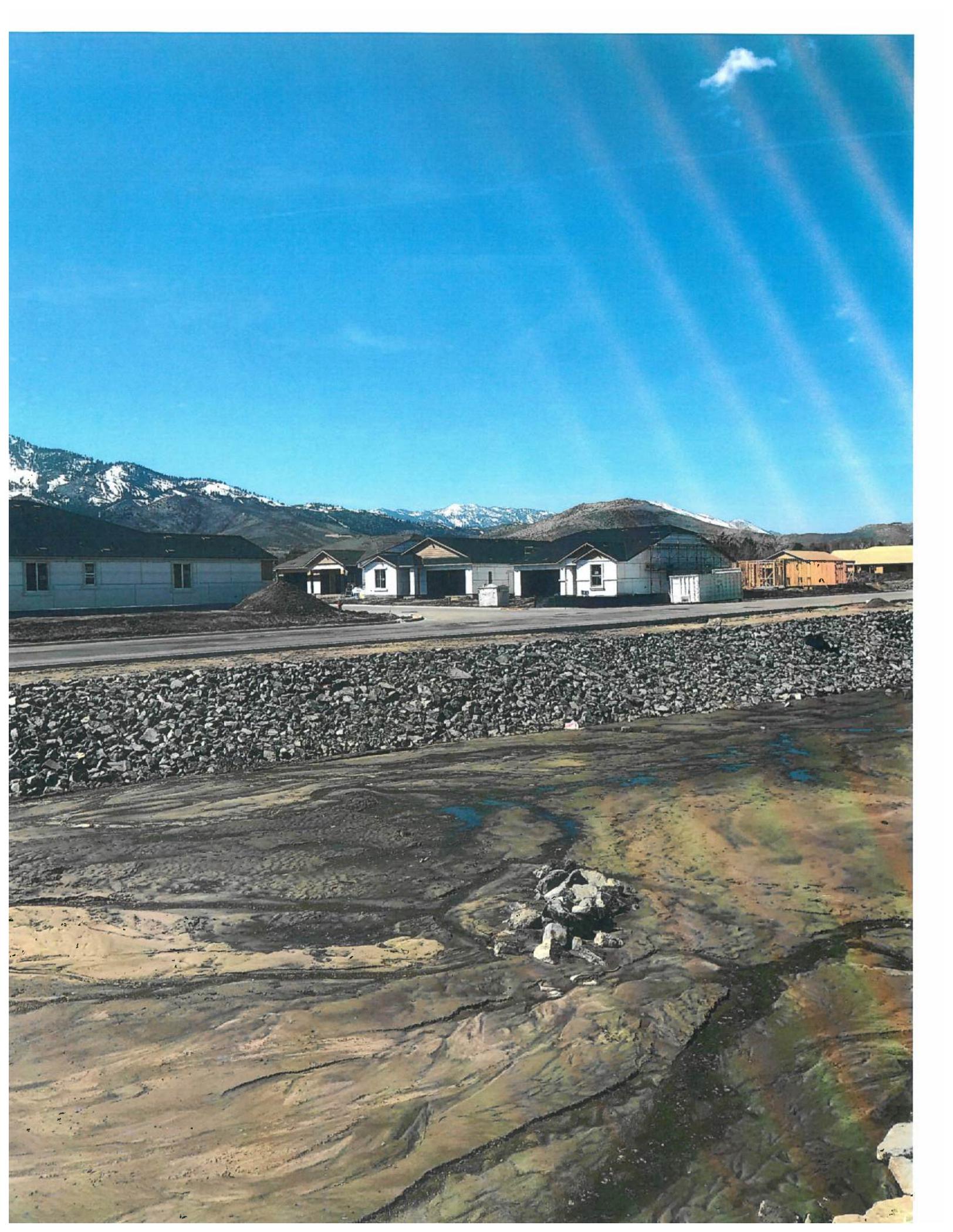
As this Commission is about to consider and vote yet another development closeby, please keep these exhibits in mind. What is often promised by the owner/developer never materializes. I urge this Commission to ask what has changed from the prior submission of Andersen West in October to achieve an approval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

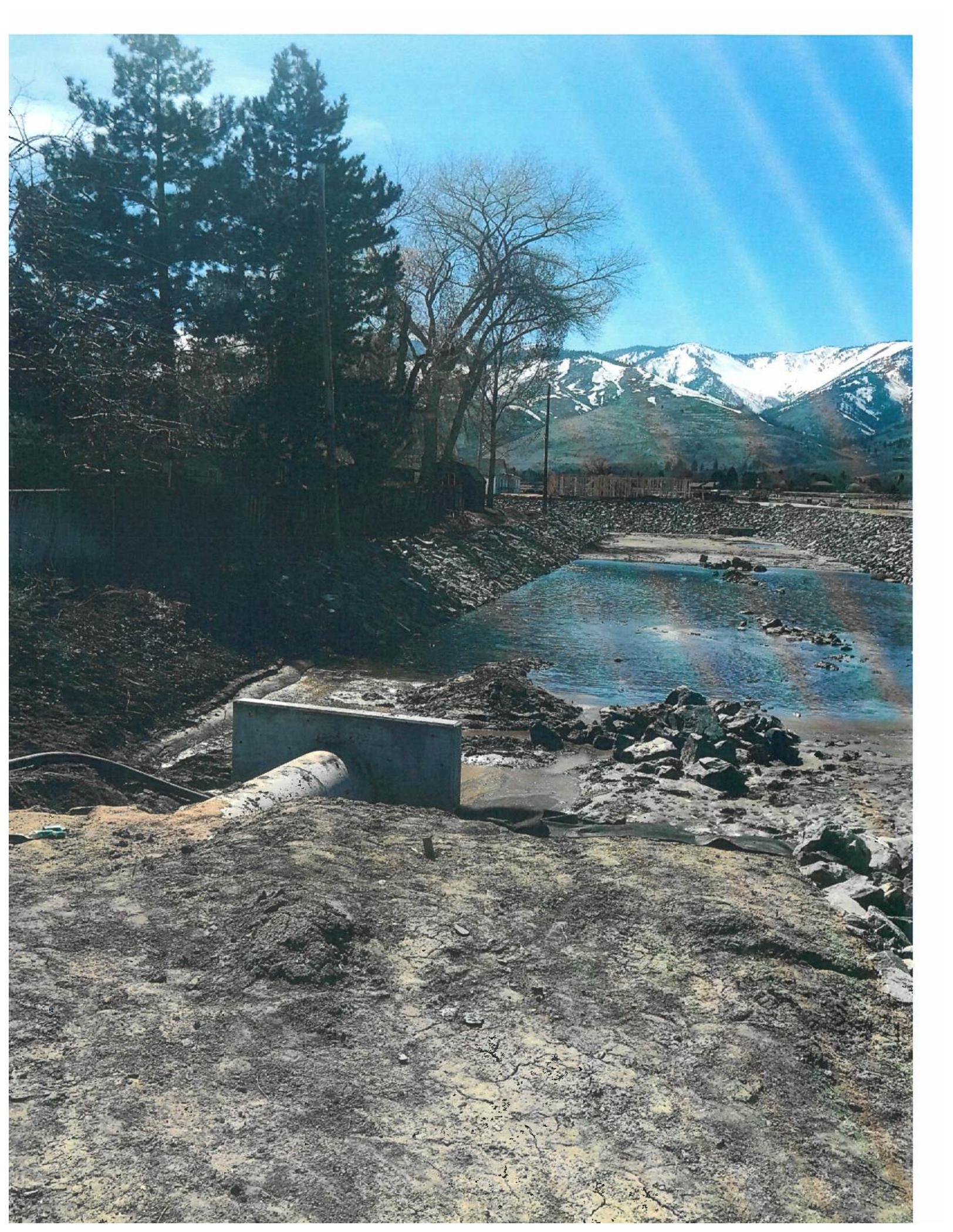
No one anticipated such a development at their doorstep when Andersen Estates Development was approved by the Board in Jan 2020. I did not. Let's not repeat history with the current development especially with borrowing density from a parcel not being developed now.

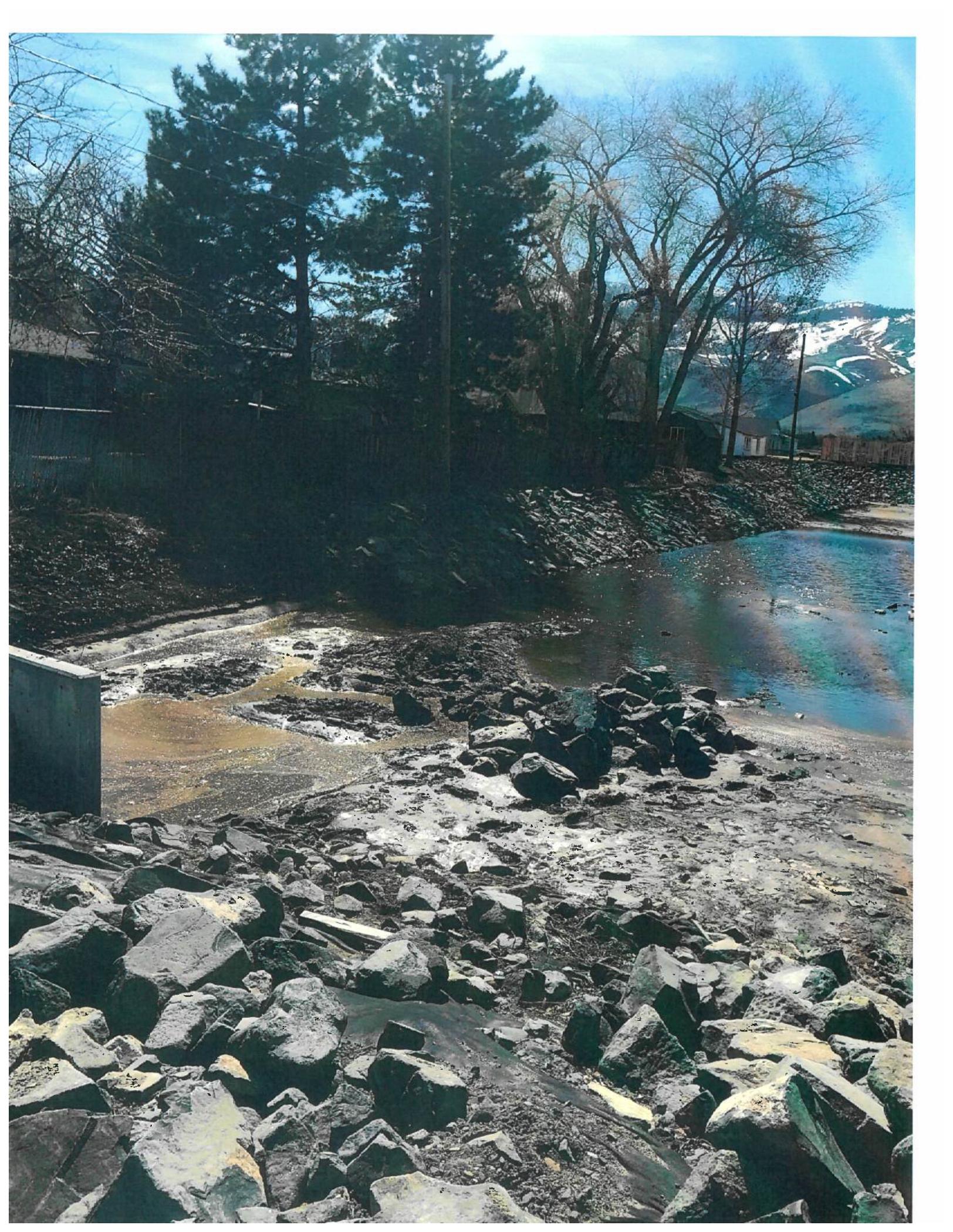
Thank you for your time.
Betsy Strasburg and Richard Nagel.

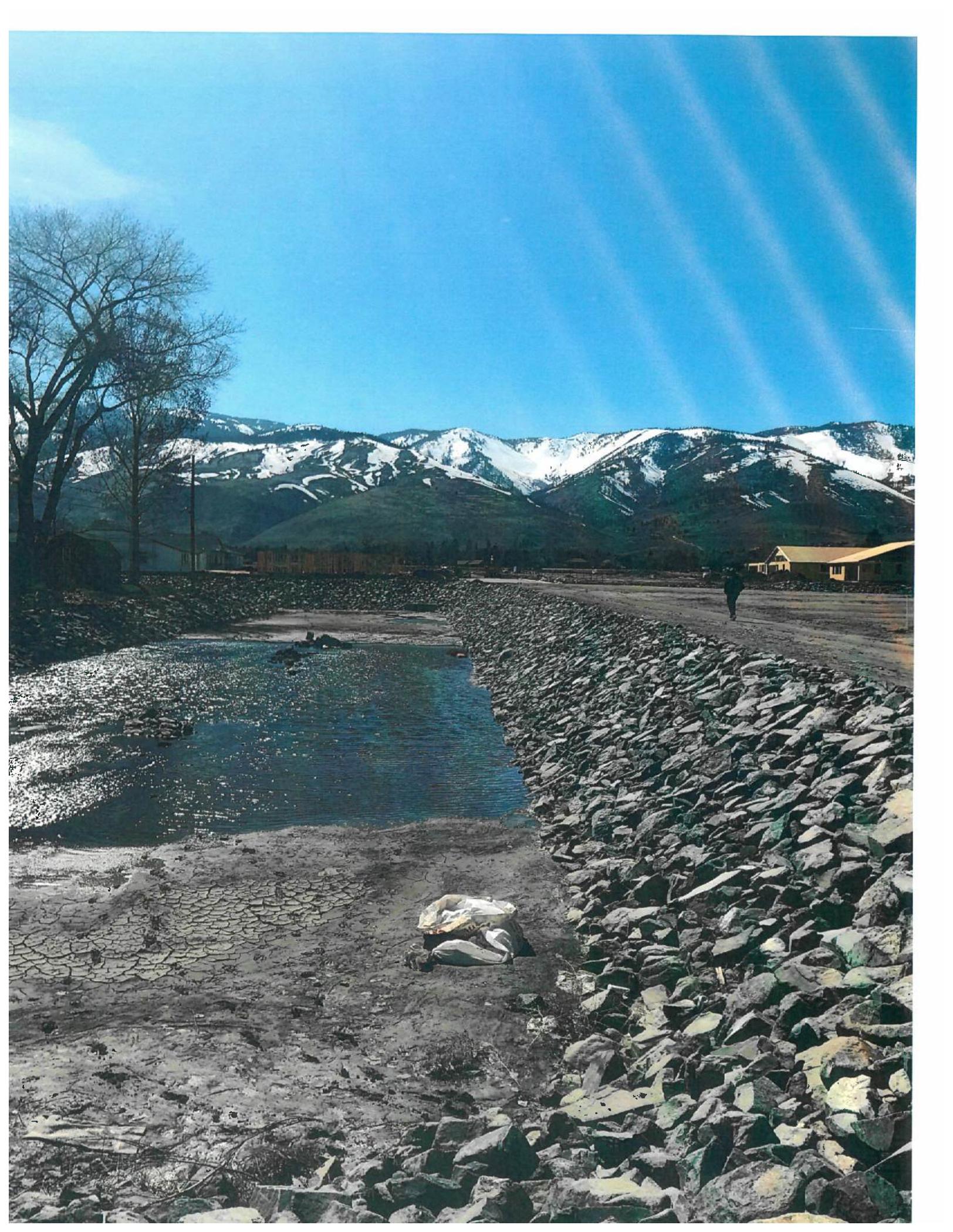


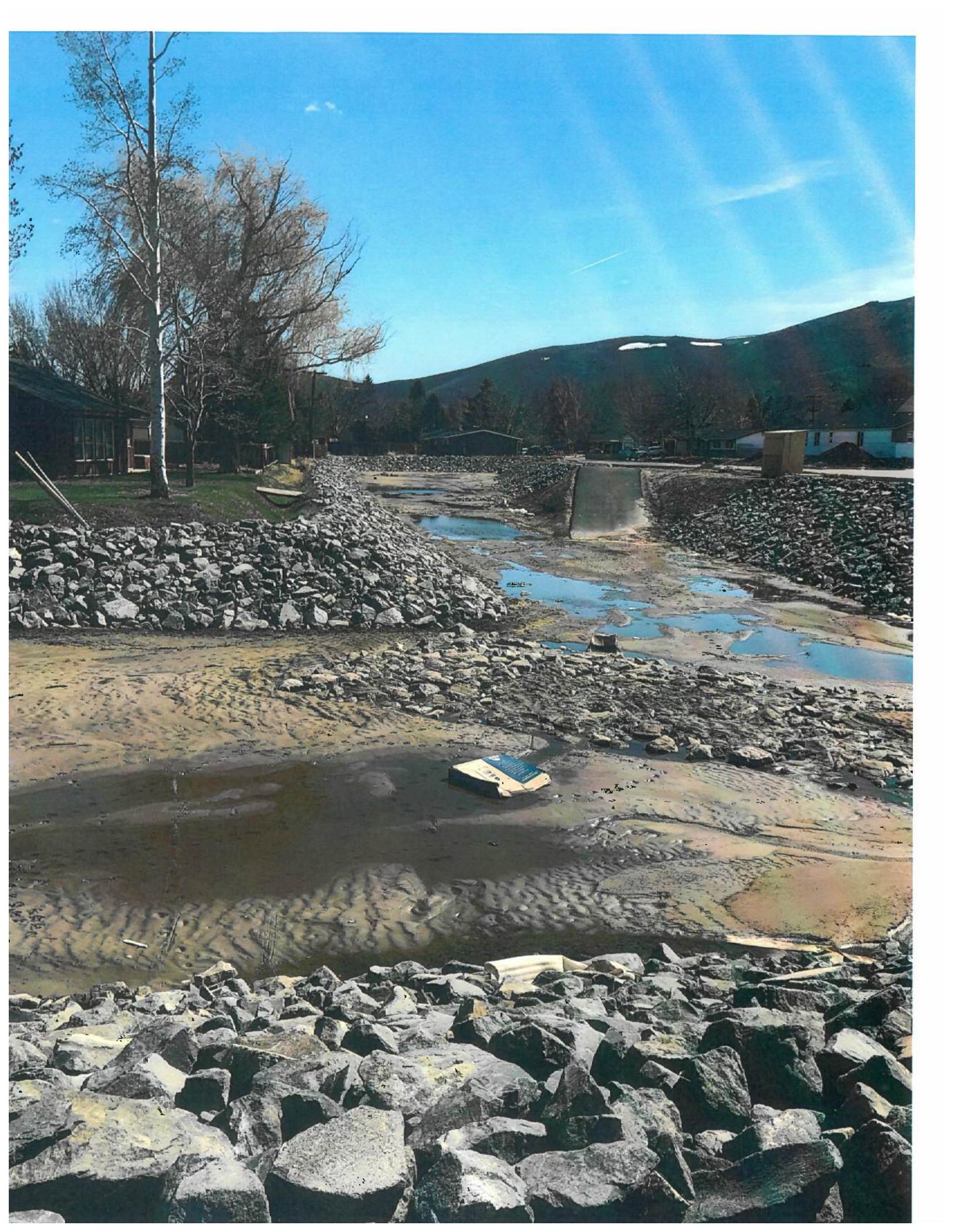






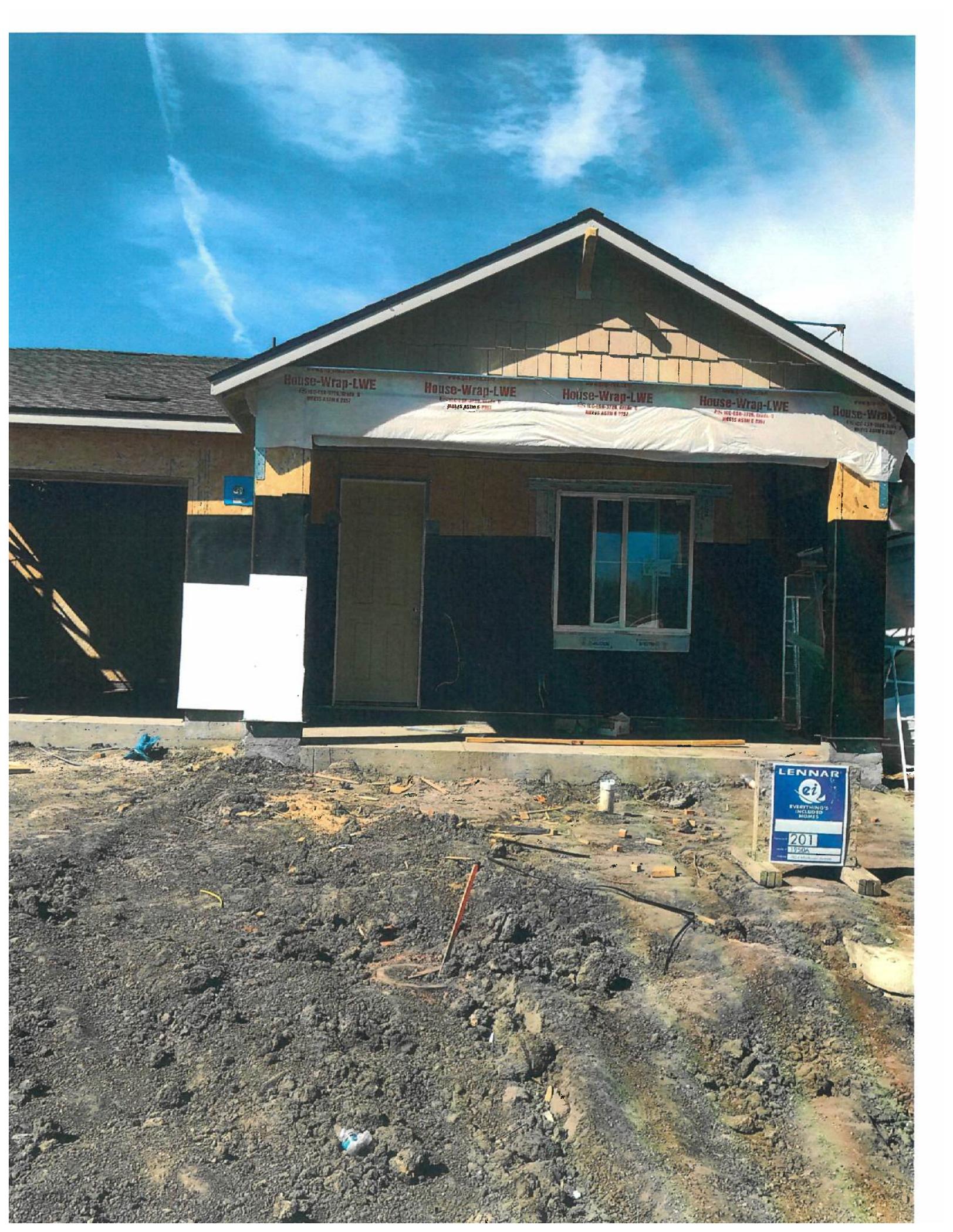












House-Wrap-LWE
EVERETT'S INCLUDED HOMES
10000 12TH AVE SW
ALBUQUERQUE, NM 87121

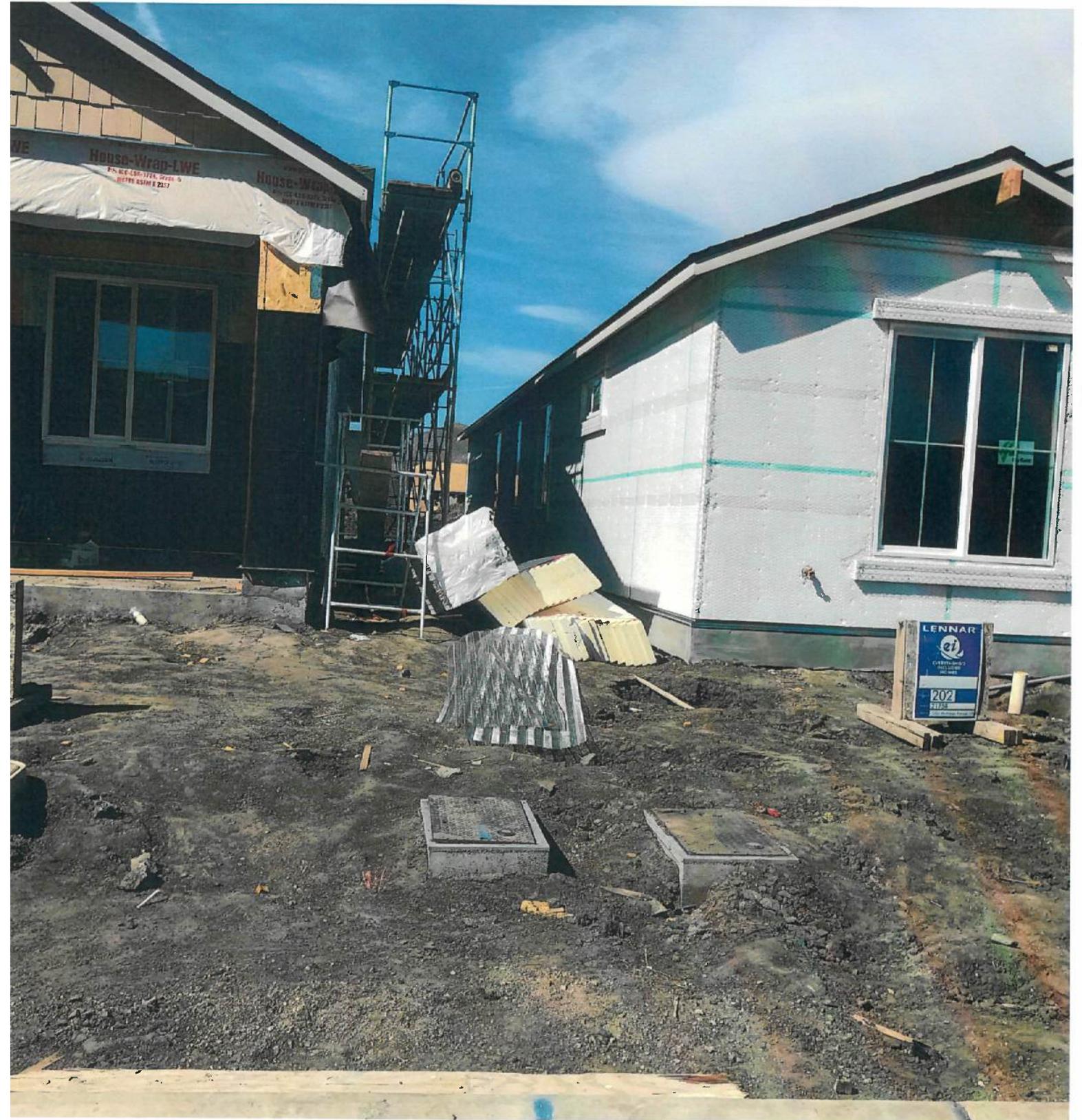
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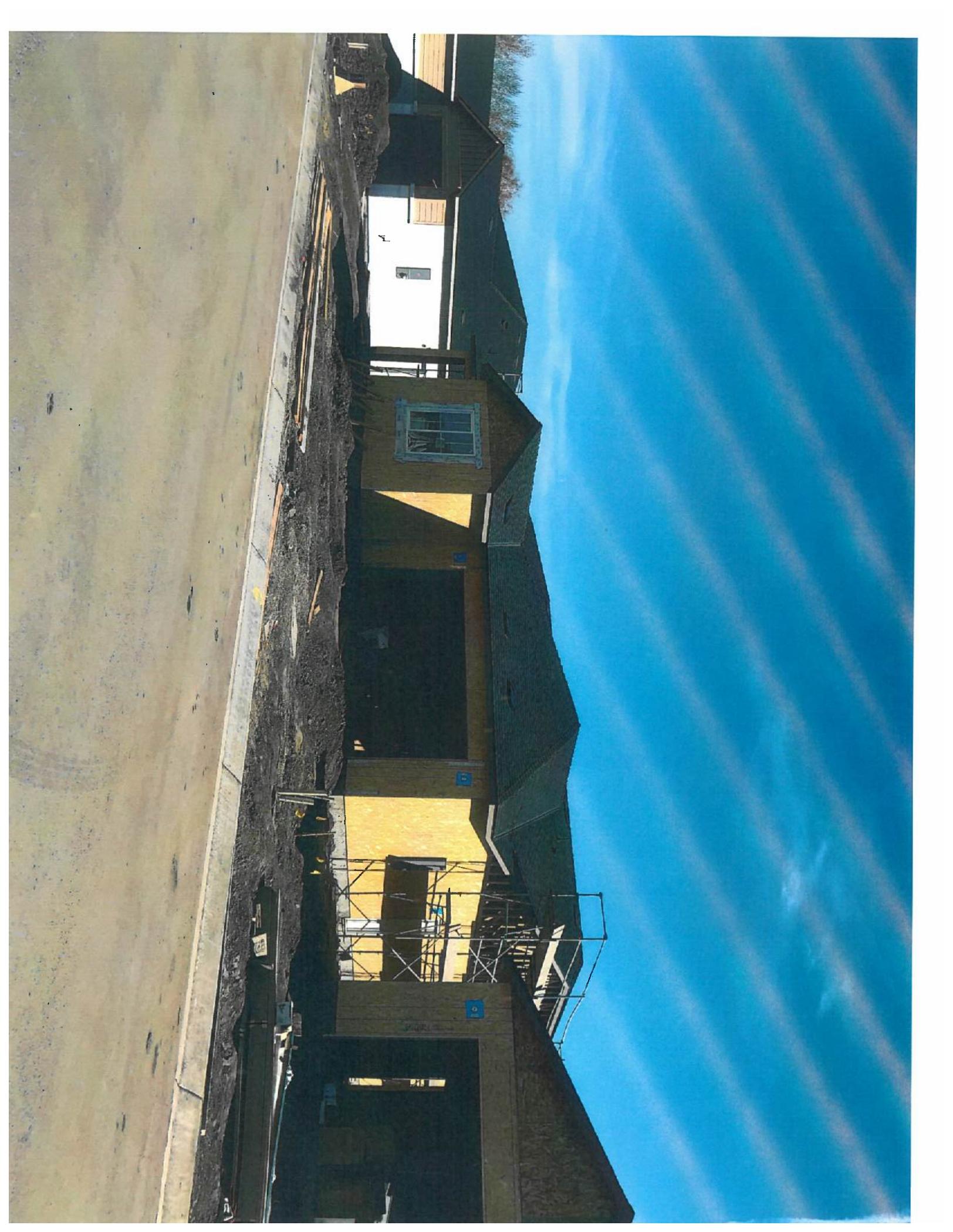
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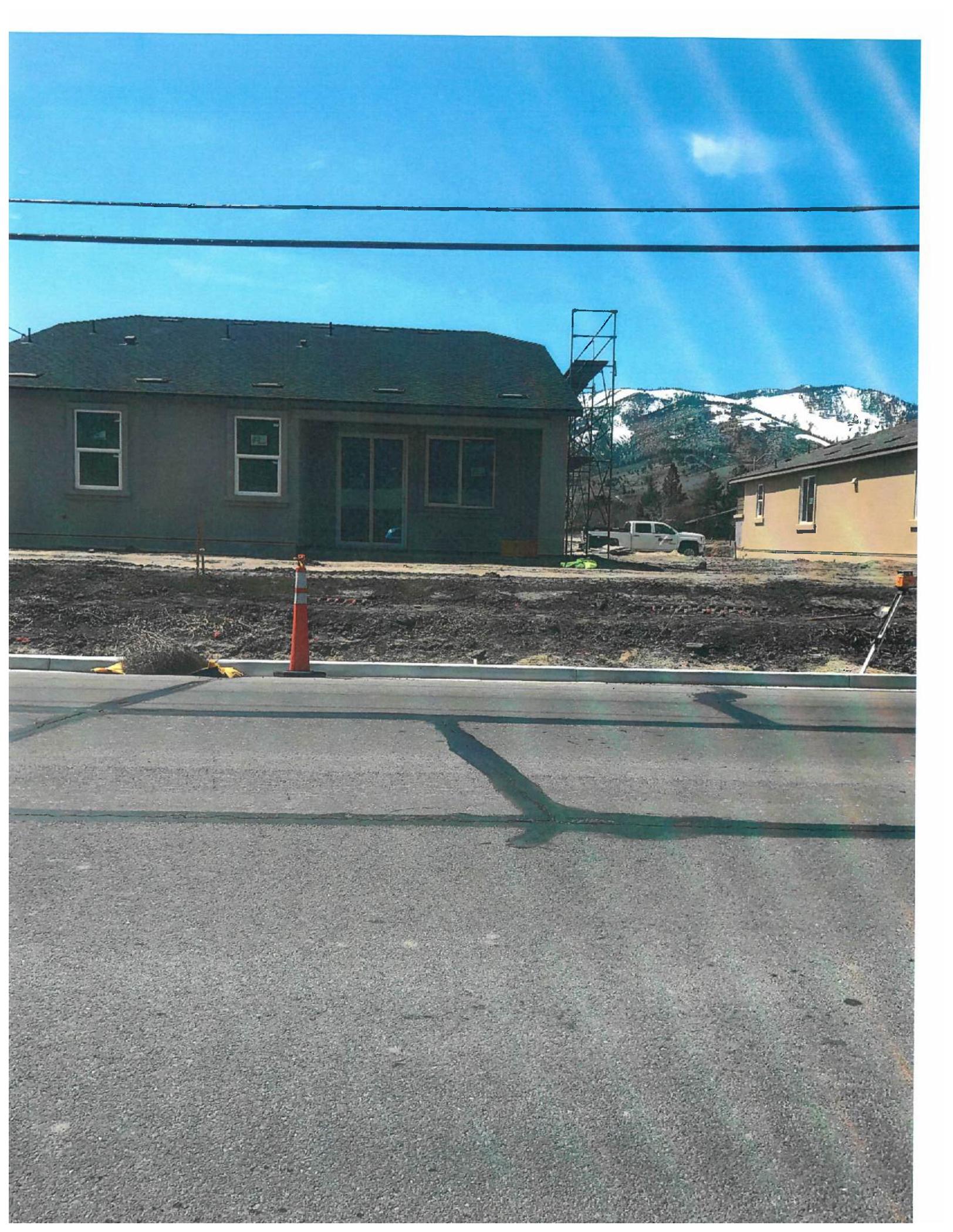
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10000 12TH AVE SW
ALBUQUERQUE, NM 87121

LENNAR
EVERETT'S INCLUDED HOMES
201
1250A











SPEED
LIMIT
25

SIDEWALK
CLOSED
USE
OTHER SIDE



April 18, 2023

To
Carson City Planning Commission,

I am writing this letter to oppose the structure of a guest house on 3243 Cortez St. I object because I feel it will allow other residents to build small apartments on their property and allow rentals (low income) to live in our neighborhood. This will create crime, parking problems and destroy the quiet family area that we all enjoy. California started this trend and it has created a whole new set of problems. It will also bring down our property values. Although the guest house can't charge rent right now, we can't control or monitor residents renting out these apartments, once we allow this to start. I ask that you would take all of these issues into consideration before you make a decision about this matter.

Sincerely,
Carol J Rathjen

Carol J. Rathjen
3353 Dilday Dr
Carson City NV 89701

Ph. 775-291-6043



April 21, 2023

Chairperson Teri Preston

Carson City Planning Commission

Attention: Heather Ferris, Planning Manager

Subject: LU-2023-0110 Special Use Permit Application

My name is Randy Bowling. My wife and I own and live in the house immediately northeast of the subject property, sharing a common property corner. If the Planning Commission grants the Special Use Permit, I would ask that favorable consideration be given to the addition of the following two conditions:

1. The existing chicken coop that currently exists within the footprint of the proposed attached guest building not be relocated northeasterly of its current location.
2. Construction of the attached guest building take place only between the hours 7:00am and 6:00pm, Monday through Friday, and between the hours of 8:00am and 6:00am, Saturday and Sunday.

The existing chicken coop houses fowl that do make noise at various hours of the day. If the chicken coop is relocated to the northeast, which would be closer to our residence, the noise that we hear would increase. Therefore, if the Special Use Permit is granted, we ask that the chicken coop not be relocated closer to us.

The subject property is in a residential neighborhood. If the Special Use Permit is granted, construction hours, and construction noise, are not currently limited. By incorporating limitations on construction hours, construction operations and noise would incorporate some degree of sensitivity for neighboring residents.

Thank you for your consideration.

A handwritten signature in blue ink that reads "Randy Bowling". The signature is written in a cursive, flowing style.

Randy Bowling

1253 Goshute Way

Carson City, NV 89701

April 24, 2023

Chairperson Teri Preston

Carson City Planning Commission

Attention: Heather Ferris, Planning Manager

Subject: LU-2023-0110 Special Use Permit Application

My name is Randy Bowling. The purpose of this letter is to add an additional comment to my letter to you dated April 21, 2023. If the Planning Commission grants the Special Use Permit, I would ask that favorable consideration be given to the following condition that was inadvertently omitted from my previous comments contained in my April 21, 2023 letter:

1. The height of the proposed guest building will not exceed the existing residential roof ridge line or 13 feet 7 inches, whichever is the lesser height.

Plans for the proposed guest building indicate that the ridgeline of the guest building will match the ridgeline of the existing residence to which it will be attached. The suggested condition offered above would prohibit exceeding that height.

Thank you for your consideration.



Randy Bowling

1253 Goshute Way

Carson City, NV 89701

Cecilia Rice

From: Rebecca Oakley Sullivan <rebeccaOakleysullivan@yahoo.com>
Sent: Tuesday, April 25, 2023 11:59 AM
To: Planning Department
Subject: Public Hearing Subject SUB-2023-0061

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

Hello,

As a resident of Lompa Ranch I would like to express my opposition to further development of this neighborhood. Myself and other residents oppose this for multiple reasons, but the primary one that may be of concern to the planning commission is that the area cannot support the traffic. Unfortunately, even with the few residences in this area as is, traffic is horrible. This traffic is mostly due to our proximity to the school. Adding more residences and more people will just make this worse unless our neighborhood could somehow be separated from the other development. Please consider this statement in your decision making process.

Thank you for your time,
Rebecca Oakley

Cecilia Rice

From: Roger Trott <rltrott6@gmail.com>
Sent: Friday, April 21, 2023 9:23 AM
To: Planning Department
Subject: Andersen Ranch West Comments for April 26th Planning Commission Meeting

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.

To begin with, the project applicant must explain why the Planning Commission and the Board of Supervisors should now approve a project that they denied late last year. The current proposal appears to be exactly the same as the project proposed last year. If the project hasn't significantly changed to address previous concerns, why should it be approved now?

With that in mind, we again submit the following comments that were submitted when the project previously came up for Planning Commission consideration.

- We are 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 a major impact on neighborhood/community cohesion, our existing culture and environment, traffic congestion and safety, schools, and flooding potential. With Andersen Ranch already in development and Ash Canyon apparently in the approval pipeline, we ask the Planning Commission and 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 so that impacts on neighborhoods, roads, etc. can be assessed before new development is approved
- 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.
- 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.
- 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.

- 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.
- 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.
- 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



ReplyForward

From: [Courtney Gallagher](#)
To: [Planning Department](#)
Subject: Andersen Ranch West Application - For Inclusion and Consideration at the 4/26/23 Planning Commission Meeting
Date: Tuesday, April 25, 2023 10:37:56 AM

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

April 25, 2023

Planning Commissioners, 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 4/26/23 appears to be the same exact request that was heard, and not approved, by the Planning Commission in September of 2022, and then again not approved by the Board of Supervisors in November of 2022. The crux of the denials was based on the requested use of 17.10 by Andersen Ranch and the developer to shift high density to the subject site and the lack of connectivity of roadways within the proposed development to North Ormsby.

After a review of the supporting materials for the 4/26/23 meeting, I do not see any changes to either of these pieces of the proposal as compared to how they were originally proposed. Neither Washington nor Manhattan connect through the proposed subdivision to North Ormsby, and more importantly Andersen Ranch and the developer are still requesting 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 4/26/23 contains the same number of proposed homes (61) on the same acreage (+/- 30 acres).

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 small 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 sited 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.

• 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 though is for the land 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 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.

• 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. The Andersen Ranch East project did this, and ultimately settled on a project that was more in liking and a better fit for the community as a whole.

• 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 also maintains the views for existing and new neighbors and will be in keeping with the surrounding feel of the neighborhood.

- 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.

- 1 acre perimeter lots with ½ acre infield lots

- Single story homes

- 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.

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.

• 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 speed road and will only become much more so with the addition of 300 homes bordering North Ormsby.

• 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.

Just because something can be done, doesn't mean it should be, or that it has to be. Approval of developments should be overall to the benefit of the community as a whole, not just the developer and not at the expense of the existing community. 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. Original residential zoning was created for a reason, and in keeping with the master planning of the community as a whole. Original zoning provided for space between and for residents, and it seems that continually allowing for residential zoning to be condensed to smaller and smaller lot sizes will only negatively impact the community as a whole. 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?". The residents of Carson City do not deserve this, only so developers and large land owners 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: Abigail Johnson <saged183@gmail.com>
Sent: Tuesday, April 25, 2023 2:32 PM
To: Planning Department
Subject: Andersen Ranch West public comment for April 26 meeting

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

My name is Abigail Johnson. I live at the corner of Maison Way and Pardini (shown as La Rue on the Lumos maps.) I commented at the previous Planning Commission meeting on this project about the need for the proposed development to be compatible with the surrounding neighborhood. A defining characteristic of the area West of Ormsby Blvd is no street lights. I've been told in the past that street lights for a development of the size proposed are required. But I continue to suggest that one key responsibility of the city and the planning commission is to sustain or improve the quality of life for existing residents while engaging with developers.

Since I last spoke, the American Automobile Association (AAA) Via Magazine did an article in the Nov/Dec 2022 issue on communities to visit for dark sky tourism. The Jack Davis Observatory in Carson City was one of the nine areas featured. Please see the article here: <https://mwg.aaa.com/via/places-visit/stargazing-astronomy-spots> . The Jack Davis Observatory is less than two miles from the proposed subdivision. **I again request that the Andersen West development be mandated to use dark sky friendly lighting and that no street lights be allowed.**

Thank you for your consideration.

Abigail Johnson
4/25/2023 2:30 pm

From: Ashley Saarem <ashleysaarem@sbcglobal.net>
Sent: Tuesday, April 25, 2023 2:32 PM
To: Planning Department
Subject: Concerns About the Andersen West agenda item 6.C for the Planning Commission meeting on 4-26-23

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

Dear Planning Commission,

My husband and I are both native Carson City residents. We were both born here and are currently owning a home and raising our own family here. I have been following the CCMC 17.10 issues and was very happy to see it was unanimously repealed by the Board of Supervisors and Planning Commission. However, I am VERY upset to see the Andersen West agenda item 6.C for the Planning Commission meeting on 4-26-23.

This is the greatest parcel in all of Carson City in my opinion, and it makes me sick to think of this land being developed AT ALL! Please consider leaving this as open space and maintaining this beautiful piece of property. Can the Open Space Committee PLEASE take a serious look at this??

I understand that it has been "grandfathered" into 17.10 since it was submitted before that was repealed; however, we all agree that 17.10 has at times been abused and stretched beyond its true intention which has resulted in some very undesirable outcomes when it is actually built out. This being said, if we have to allow Andersen West to be submitted under 17.10, we MUST hold any developer to the MOST STRICT interpretation of its code to ensure Carson City and its residents don't have any more inconsistent and very controversial housing developments go in.

I am mostly opposed to the sharing or transferring of density in this application. When I read 17.10.025 (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." It seems clear to me that the "gross site area" of this project is only the 30 acres on the north side that is currently zoned SF1A. That allows for 30 homes total, but they are proposing to put in 61 homes because they reduced the allotted homes on the south parcel that is NOT EVEN PART OF THIS PROJECT. That is over double the density! The true spirit of 17.10.025 is to combine two parcels to make one contiguous neighborhood with possibly a creative layout or clustering of lots for better use of the 2 parcels. It is NOT to cram more lots on one piece of land and sometime in the future see what is to be built on the other.

We all agreed, 17.10 was not good for Carson City! We need to get the best possible outcome by using the absolute strictest application of 17.10. **Please vote NO on this**

project or even NO on the entire proposal of developing that Andersen West parcel altogether!

Sincerely, a very concerned lifetime Carson City couple,

Ashley & Brett Allen

From: Leo Mankins <lamankins@sbcglobal.net>
Sent: Tuesday, April 25, 2023 2:46 PM
To: Planning Department
Subject: Andersen West - Planning Commission Please vote NO

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

Dear Planning Commissioners:

PLEASE VOTE NO ON THE ANDERSEN WEST PROJECT - Item 6.C

My name is Annette Mankins, and I have lived in Carson City for over 60 years along with my two daughters, their families, and now my three great-grandchildren live here as well.

I attended the March 3rd meeting at WNC and was thrilled to see CCMC 17.10 unanimously repealed by the Board of Supervisors and Planning Commission. But I was sad to recently hear the Andersen West Project was going before the Planning Commission on April 26th with even more abuse and twisted interpretation of its guidelines.

I understand the concept of being "grandfathered" in to be considered under 17.10, but the City and residents agreed that 17.10 was not benefitting Carson which is why we got rid of it. So now, when the last 17.10 project is being looked at, we need to hold it to the highest standards 17.10 can require. We definitely should NOT bend and stretch how to apply it for the benefit of the developer and the detriment of the City and surrounding neighbors.

I disagree mostly with the transferring of density in this housing project. I was told they are using the 17.10.025 (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."

The only part of this project being developed is the 30 acres on the north side which I have been told is zoned for 1 acre lots. Why did 30 homes allowed get turned into 61 lots, more than DOUBLE? It is not fair and is a far stretch of this section's wording. This is proposed only to increase the profits to the landowner and developer. This part of the code was for helping to make a better neighborhood layout on 2 or more parcels planned together! The other 50-acre parcel on the south end is NOT even being developed yet and NOT part of this project at all. It shouldn't play into the number of homes allowed. This is another example of an abuse of 17.10.

Again, Vote NO on this project. We all agreed CCMC 17.10 had problems, so we need to get the best possible outcome by using the strictest rules allowed.

Sincerely,
Annette Mankins
2340 Avery Road

From: Dave & LeAnn Saarem <saarem@sbcglobal.net>
Sent: Tuesday, April 25, 2023 2:50 PM
To: Planning Department
Subject: Vote NO on Andersen West for 4-26-23

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

Dear 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 (clustering) to encourage 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. 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 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 30 acres. Therefore, logically the 50 acres has nothing to do with this development. Heather Manzo with Planning stated the 50 acres have not been reviewed nor looked at in any

way. It has only been suggested to put a restriction on its density reduced by the 31 homes they transferred to the Andersen West project. Even our best laid plans cannot guarantee when and how the remaining 50 acres will be developed sometime in the future. But it surely doesn't benefit anyone right now to bend and stretch 17.10 to allow for more than DOUBLE, 61 homes instead of 30 homes, on this 30 acres. 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. 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 encourage 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: Maddi Saarem <maddisaarem@sbcglobal.net>
Sent: Tuesday, April 25, 2023 2:55 PM
To: Planning Department
Subject: CCMC 17.10

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

Dear Planning Commission:

I am a native Carson City resident, born here and currently putting down roots and raising my own family here. I have been following the CCMC 17.10 issues and was very happy to see it was unanimously repealed by the Board of Supervisors and Planning Commission. However, I was frustrated to see the Andersen West agenda item 6.C for the Planning Commission meeting on 4/26/23.

I understand that it has been "grandfathered" into 17.10 since it was submitted before it was repealed; however, we all agree that 17.10 has at times been abused and stretched beyond its true intentions and has resulted in some undesirable outcomes when actually built out. This being said, although we need to allow Andersen West to be submitted under 17.10, we MUST hold any developer to the MOST STRICT interpretation of its code to ensure Carson City and its residents don't have any more inconsistent and very controversial housing developments built.

I am mostly opposed to the sharing or transferring of density in this application. When I read 17.10.025 (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." It seems clear to me that the "gross site area" of this project is only the 30 acres on the north side currently zoned SF1A. That allows for 30 homes total, but they are proposing to put 61 homes because they reduced the allotted homes on the south parcel that is NOT EVEN IN THIS PROJECT. The true spirit of 17.10.025 is to combine two parcels to make one contiguous neighborhood with possibly a creative layout or clustering of lots for better use of the 2 parcels. It isn't to cram more lots on one piece of land and sometime in the future see what is to be built on the other.

We all agreed, 17.10 wasn't good for Carson and where it's residents want to see Carson in the future. Therefore, we need to get the best possible outcome by using the strictest application of 17.10. Please vote NO on this project.

Thank you,
Maddi Banfield

From: Taylor Saarem <taylorasaarem@sbcglobal.net>
Sent: Tuesday, April 25, 2023 2:58 PM
To: Planning Department
Subject: Andersen West - Vote NO!!

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

Dear Planning Commission:

I was a born and raised Carson City resident and currently own a home and plan to raise my future family here. I have been following the CCMC 17.10 issues and was very happy to see it was unanimously repealed by the Board of Supervisors and Planning Commission. However, I was troubled to see the Andersen West agenda item 6.C for the Planning Commission meeting on 4-26-23.

Since it was submitted before it was repealed, the project was allowed to be heard. However, we all agree that 17.10 has been abused and stretched beyond its true spirit and has resulted in some undesirable outcomes when actually built out. We MUST hold any developer to the MOST STRICT interpretation of its code to ensure Carson City and its residents don't have any more inconsistent and very controversial housing developments go in.

I am mostly opposed to the transferring of density in this application. When I read 17.10.025 (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." It seems clear that the "gross site area" of this project is only the 30 acres on the north side currently zoned SF1A. That allows for 30 homes total, but they are proposing to put 61 homes because they reduced the allotted homes on the south parcel that is NOT EVEN IN THIS PROJECT. The true spirit of 17.10.025 is to combine two parcels to make one contiguous neighborhood with possibly a unique layout of lots for "better" use of the 2 parcels. It IS NOT to cram more lots on one piece of land and sometime in the future see what is to be built on the other.

We all agreed, 17.10 wasn't good for Carson! So we need to get the best possible outcome by using the strictest application of 17.10. Please vote NO on this project.

Thank you,

Taylor Saarem
903 Wagner Dr.

late material
PC Mtg | 4-26-23
Provided during
General Public
Comment

**Public Comment for Planning Commission Meeting – April 26th
Betsy Strasburg**

Nothing substantial has changed from version I of this submission.

While 17.10.025 on Density and Intensity Standards state that the **gross site area** may include more than 1 parcel which may not be contiguous. At no place does it state or imply that the SITE is not part of the project currently under review.

Only 30 acres are in this project. Title 17:10 was repealed because it was detrimental to the surrounding neighborhood. Yet, this application, if approved, will perpetuate the continuation of the density standards **to a parcel that is not part of the project** and not eligible for Title 17:10 consideration in the future. This borrowing of density has never been applied before. No precedence. So why have this application after the repeal of the Title proven to be detrimental to neighbors?

If no density was borrowed, then only 30 houses would be built in the north parcel instead of 61 house. Half as much which is a significant to the neighbors around the parcel. Alternately, this application 40% reduction in the # of lots in the south parcel. Hmmm.

The Planning Department did not look at the remainder 50 acres parcel and build-out of the future project so it is not part of this project.

The traffic study and other staff review only included Andersen West, Andersen East and Ash Canyon projects. No consideration was given for the 71 lots so again not part of this project. Not part of the project, no density borrowing.

The single outlet to the Kings Canyon Road is expected to be solved by channeling traffic to West Washington but this was also not part of the Traffic study. Nor was Winnie West extension. Richmond is already a “D” category level of service which is most likely the rosier picture of possible traffic outcomes even without these inclusions.

Prior Planning Commission and Board of Supervisors stated that this 30 acre project did not meet the intent of of Title 17:10 to preserve or provide open space, protect natural, cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage stable, cohesive neighborhoods offering a mix of housing types. I agree. **This is not scenic or cohesive to the surrounding neighborhood of primarily 1 acre homes.**

Several unanswered questions: Who is responsible for the roads within the development? What is the grading of the development as we found that grading is at least 3-4 feet from Mountain Street level. Will there be a public review of the Final Map and what changes can the Planning Director approve without public meetings? All of this happened with Andersen East Project.

I urge the Planning Commission to vote NO on version II of the project. No substantial changes has been made from Version I which was rejected by this Commission at 6-1 vote.

Thank you for your time.