

Mackenzi Ray

From: Wyatt Fereday <wyatt.fereday@gmail.com>
Sent: Tuesday, September 26, 2023 6:54 AM
To: Planning Department
Subject: West Side Rezoning Comment

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Hello.

My name is Wyatt Fereday and I am the owner and a resident of 2642 Boyle Street, Carson City. I am urging the Carson City Planning Commission to NOT re-zone the parcels west of the terminus of Betts and Rhodes Streets to "SF21," or large family home lots.

The existing open space within these 81 acres provide recreation access for motorized and non-motorized trails on both Forest Service and Carson City Open Space lands, and serve as an open space reserve, a target shooting range, and wildlife habitat. Currently, this area is partially zoned as "Conservation Reserve," which is appropriate given the area's rugged, steep topography and recreational and aesthetic values. Rezoning and subsequent development would eliminate this excellent recreational and wild land access.

Additionally, with a housing shortage in Carson City and a increasing demand for affordable housing, increasing lot sizes, and thus reducing the number of potential housing units available for development (and increasing their cost), is a step in the wrong direction.

I urge the City to keep the zoning on these lands as it currently stands, or, even better, to purchase the lands for the expansion of Carson City's Open Space initiative.

Thank you for your consideration.

Wyatt

Mackenzi Ray

From: mrandall@gbis.com
Sent: Monday, September 25, 2023 5:28 PM
To: Planning Department
Cc: Frfleming
Subject: Re: public hearing Wed. Sept. 27th

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

To Whom this may concern,

My name is Mary Randall and my husband's name is Alan Marriage. We live at 2638 Boyle Street, CC, NV. 89703. We are totally against the apartments that are to be built in the open space area between Rhodes Street and Betts Street. This will be an eye sore and total disruption to the peace and tranquility of this area where we all live. My husband and I both moved here and built our home to be near a quiet wilderness area. This area is great for mountain biking, hiking, dog walking, plus quad riding as well. We don't want some noisy street running right along our property used by all the apartment dwellers. We are also against any homes that they want to build right directly behind us to the west. This will also intrude on our privacy and ruin a beautiful wilderness setting. Please find another place to build these apartments and homes.

Let all of us here live in peace and harmony as it was meant to be.

Sincerely,
Mary Randall & Alan Marriage



Nevada Division of
STATE LANDS

STATE OF NEVADA
Department of Conservation & Natural Resources

Joe Lombardo, *Governor*
James Settelmeyer, *Director*
Charles Donohue, *Administrator*

September 27, 2023

Chair Preston
Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701

Re: NDSL Comments on MPA-2023-0329 and ZA-2023-0330

Dear Chair Preston:

I am writing to provide comments on the above referenced applications that are scheduled to be heard by the Planning Commission at this meeting. As an adjacent property owner, the Nevada Division of State Lands (NDSL) does not object to and supports the proposed master plan amendment and rezone request.

The Division appreciates Carson City's proactive approach in annually reviewing its master plan to find mapping errors and bring zoning districts in conformance with its master plan land use designations. The Division finds that the proposed master plan amendment from Low Density Residential, Mixed-Use Commercial, and Open Space to Low Density Residential is in conformance with the city's master plan and that this master plan amendment would not negatively impact any nearby state own properties.

The Division also finds that that proposed rezone request from Single Family 12,000 (SF12), Conservation Reserve (CR) and Limited Industrial (LI) to Single Family 21,000 (SF21) in conformance with the city's master plan and that this rezone would not negatively impact any nearby state own properties.

As stated at the August 30th Planning Commission Workshop, the State of Nevada has identified state-owned land (APN 009-031-15, APN 003-301-01, and APN 003-064-17) located near the subject sites for future disposal. Attached to this letter is a copy of a map showing the location of these properties. These state-owned properties currently have a Public/Quasi-Public master plan land use designation and underlying Public zoning designation.

Since there is no longer a State need for these properties, the Division would like to work with Carson City as part of its Master Plan update process to identify a new land use designation and zoning district for these properties. The Division looks forward to working with the Board of Supervisors, Planning Commission, staff, and the community during the Master Plan update process to identify appropriate future uses on these properties that support the city's master plan goals and policies.

The Division believes that the proposed master plan amendment associated with MPA-2023-0329 and the rezone request associated with ZA-2023-0330 are consistent with the State's future disposal of these properties.

Should you have any further questions regarding this variance and our comments, please contact me at 775-684-2720 or via email at cdonohue@lands.nv.gov.

Sincerely,



Charlie Donohue
Administrator

