

Mackenzi Ray

From: Heather Manzo
Sent: Friday, October 20, 2023 9:00 AM
To: Cecilia Rice; Mackenzi Ray
Subject: FW: Quill Water Treatment Plant Rehabilitation Project

Good Morning,

Please incorporate this email string into the late materials for Item 6.B (LU-2023-0355).

Thank you,

Heather Manzo

Associate Planner
108 E. Proctor Street
Carson City, NV 89701
(775) 283-7075
hmanzo@carson.org



From: Alan Kithcart <alan.kithcart@gmail.com>
Sent: Thursday, October 19, 2023 8:41 PM
To: Heather Manzo <HManzo@carson.org>
Subject: Re: Quill Water Treatment Plant Rehabilitation Project

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

Hi Heather,

Thank you very much for your reply. I appreciate the additional information that you provided. I also appreciate you forwarding my comments on to others.

The biggest concern that I have is the whole idea of a water treatment plant next door to our development. If this were 2 and a half years ago when I moved to Carson City, and someone were to tell me at that time that the city was considering placing a water treatment plant here, I would have looked elsewhere for my retirement home.

This plant (if approved) will not have a positive impact on our home values and for a retired person such as myself, that is a big concern.

Thank you!
Alan

On Thu, Oct 19, 2023 at 1:38 PM Heather Manzo <HManzo@carson.org> wrote:

Good Afternoon Mr. Kithcart,

Thank you for providing your comments regarding the Quill Water Treatment Facility rehabilitation project. Unless you request otherwise, I will forward your email to the Planning Commission to be included as part of the record for this item.

The proposal consists of upgrades and improvements to an existing facility. The improvements will be contained within the existing Quill Water Treatment Facility fenced area. I have highlighted in red the general location of the Quill Facility for your reference below. As the crow flies, the operation is approximately ½ mile from your property. I have also included the application materials in case you are interested in taking a look at what has been proposed. I am happy to answer any questions you may have that are related to the public process and the project in general. I have copied Michael Friend who is the Public Works project manager as well in case you wish to have a more technical discussion with him related to the current and proposed operations.



Sincerely,

Heather Manzo

Associate Planner

[108 E. Proctor Street](#)

[Carson City, NV 89701](#)

(775) 283-7075

hmanzo@carson.org



From: Alan Kithcart <alan.kithcart@gmail.com>
Sent: Thursday, October 19, 2023 1:19 PM
To: Heather Manzo <HManzo@carson.org>
Subject: Quill Water Treatment Plant Rehabilitation Project

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

Dear Heather:

I am writing to you today to express my concern and disappointment with the Carson City Planning Commission on their request for a special use permit to build a water treatment plant at 2944 Kings Canyon Road, Assessor's Parcel Numbers (APNs) 007-061-82 & 007-131-17.

As a resident/home owner in The Highlands (specifically The Meadows), I find the idea for such a facility to be abhorrent. This area of Carson City (upper Kings Canyon) contains some of the most valuable and desirable real estate here in Carson City, and is not the appropriate location for the type of facility being proposed.

My home is located at 233 Sussex Place, and this Water Treatment Plant (if built) would essentially be in my backyard, and it would have a huge negative impact on the area.

Please consider another location for this proposed facility, other than here in upper Kings Canyon.

Thank you,

Alan Kithcart

[233 Sussex Place](#)

[Carson City, NV 89703](#)

alan.kithcart@gmail.com

Mackenzi Ray

From: jmaurer01@charter.net
Sent: Monday, October 23, 2023 1:41 PM
To: Planning Department
Subject: Quill plant rehab hearing comments

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

Comments for the 10/25/2023 public hearing on the Quill Water Plant rehabilitation project

Our names are Doug and Julie Maurer. We own a home and parcel on Coventry Drive, directly adjacent to the Quill Plant parcel.

We strongly suggest that part of the rehabilitation should include paving of the Water Plant Road from Kings Canyon Road to the plant prior to starting the project. The Water Plant Road is 320 feet upwind from our property, and dust and noise from traffic on the existing gravel road create a substantial nuisance to our home and quality of life. Twenty other homes in our neighborhood are in a similar location and are also affected by the dust and noise. The problem would not be as great if the posted speed limit of 15 MPH for the road were adhered to, but that is seldom the case. Increased traffic during the project will cause greater impacts to our home and neighborhood. Paving the road would also likely reduce the maintenance required for our city's vehicles and increase their useful life.

We also suggest that the final color of the new and existing buildings and tanks more closely blend with the surrounding natural vegetation and landscape, similar to that of the tanks near Ash Canyon.

We finally suggest that lighting for the water plant follow dark-sky initiative guidelines and reduce light pollution by shielding the top and sides of any lights that will remain on all night.

Thank you for considering our concerns and suggestions.

Mackenzi Ray

From: Tom Peters <lt6grand@sbcglobal.net>
Sent: Monday, October 23, 2023 12:52 PM
To: Planning Department
Subject: LU-2023-0355

Follow Up Flag: Follow up
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My name is Tom Peters and the only thing I would like to address on this project is that any exterior lighting would be dark sky compliant. The existing exterior lighting is very bright at night and is on all night, it can be very annoying.

Thank you,
Tom Peters
775-742-1659