

Mackenzi Ray

From: N Pieretti <natiep22@yahoo.com>
Sent: Wednesday, December 13, 2023 9:14 AM
To: Planning Department
Subject: LU-2023-0423 Childcare Facility

Follow Up Flag: Follow up
Flag Status: Flagged

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To Whom it May Concern:

I am writing in opposition to the proposed establishment of a childcare facility at 2805 Mountain St.

I reside within several feet of this proposed property and currently with three health care homes, the Public Employees Retirement Offices, several office buildings located on Nye Lane, a bank, and entrance in to Eagle Mountain Medical Building, traffic and noise is at a premium. With the addition of another business which will house several children daily, the amount of traffic and noise will, again, increase what already has become a heavily traveled and noisy neighborhood. There is also a privately owned group care home two houses away from me and with change of shifts being around the clock, cars travel at all hours of the day and night. I understand that with the childcare facility, late night occupancy more than likely will not occur. However, I still stand in vehement opposition to the proposed application.

When I purchased my home in 2000, I enjoyed a quiet neighborhood and street that was very rarely used for anything other than the residents. Now, it has become a constant stream of vehicles that come from the businesses on Mountain St., with some individuals utilizing my driveway as a turnaround instead of traveling around the block back to Mountain St. I want to also add that several vehicles that come down my street do not abide by the 25-mph zone which in and of itself is dangerous, and this will only increase in numbers should the application be granted.

I do not know the three health care homes' position on the proposal, but I feel having screaming children playing outside next door will be a detriment to some of the patients' health as they enjoy spending time outside in the yards.

I strongly urge the Planning Commission to deny the Boy's and Girl's application for occupancy.

Thank you for your time in considering my request.

Best,

Natalie J Pieretti
Carroll Drive Resident

Mackenzi Ray

From: Michelle K <michelleketten@gmail.com>
Sent: Sunday, December 17, 2023 9:49 PM
To: Planning Department
Subject: Support Boys and Girls Clubs Child Care facility

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

Planning Commission,

I am writing this evening to encourage you to support the Boys and Girls Clubs of Western Nevada's request for a zoning amendment to operate a child care facility on Mountain Street. As a parent and business woman in this community, I am consistently hearing the child care struggles other parents in the community face. I have met several parents who have had to put their careers on hold due to the lack of child care providers or availability of child care in Carson City. Allowing the Boys and Girls Club to open and operate a child care facility on Mountain Street will not only have an impact on these families, but also on our local business. There are parents that want to work and businesses that are looking for good, responsible employees. Establishing another child care option can only be seen as a positive impact on the families in our community. Please support this request.

Sincerely,

Michelle Ketten

Mackenzi Ray

From: Connie Muir <muirc76@icloud.com>
Sent: Monday, December 18, 2023 1:28 PM
To: Planning Department
Subject: Daycare SUP 2805 Mountain St

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

Please be aware of major flooding of the parking lot East of the buildings where the proposed daycare is located. On-site surface drainage is a problem that will impact proposed parking, and especially the playground areas are subject to flooding with most major storms. The parking lot turns into a pond. Also west Nye at the intersection of Nye and North Carson Street is frequently under water during storm events. In the past the on-site parking lot drainage has been pumped out with a 2" pump and system that is evidently not adequate to accommodate the drainage. I'm not aware of the current system, but last year the water reached extra high levels in back of the residential properties to the south, along Chernus Drive. Additionally there was water in the crawlspaces of many of the homes to the south and southeast of the area. If this SUP is approved, a condition should be for the drainage situation to be updated to adequately handle the problem. Not just to dump the drainage onto adjacent areas, but to adequately tie into the city drainage system. And perhaps have the city drainage in the area updated to adequately handle the area drainage. (Some from Silver Oak PUD) With 100+ children at the daycare, it's unrealistic to determine that traffic won't be impacted. Also the noise level for the elderly in the adjoining buildings next to proposed playgrounds should be adequately considered. I personally don't agree with the SUP approval.

Regards,
Connie Muir
Chernus Drive

Sent from my iPhone

Mackenzi Ray

From: Kyle Menath <kmen22@sbcglobal.net>
Sent: Monday, December 18, 2023 3:09 PM
To: Planning Department
Cc: Kathi Menath
Subject: COMMENTS ON SUBJECT LU-2023-0423 Boys and Girls Club Daycare at 2805 Mountain Street

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

My wife Kathi Menath and I are opposed to a 100 child Daycare being placed within 200 yards of our home at: 704 Chernus Drive, Carson City, NV 89703.

N. Mountain Street and Nye Lane have already seen an increase in Traffic from the new housing tract being built east of Mountain Street.

The proposed Daycare will add at minimum of another 200 cars a day into our peaceful neighborhood.

The property at 2805 Mountain Street where the daycare is proposed is zoned in a way that noise and traffic are at a minimum. I don't know of a daycare with 100 kids that maintains quiet during the day.

The influx of traffic will be a hindrance for Ambulances that frequent the senior care facilities on both sides of the proposed daycare facility.

Accidents are increasing along with difficult egress onto Carson street from Nye Lane.

The City if this is approved must perform due diligence and install a traffic light at this intersection. There will be a significant increase in traffic, both vehicular and foot traffic.

We, Kathi and Kyle Menath oppose the proposed "Boys and Girls Club Daycare". Our neighborhood and property values will be damaged with this approval.

There are plenty of unoccupied buildings in Carson City that are in Empty Malls that can take this type of institution in Carson City.

The Boys and Girls Club Daycare does not belong in a neighborhood!

Kathi and Kyle Menath
Kmen22@sbcglobal.net
704 Chernus Drive
Carson City, NV 89703
775-220-7679

Mackenzi Ray

From: Matt Robinson <matt@argentumnv.com>
Sent: Monday, December 18, 2023 3:10 PM
To: Planning Department
Subject: Boys and Girls Club of Western Nevada-Smart Start at Mountain Street

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

Hello,

I am writing in support of this important community project and to urge your approval at the Planning Commission meeting on December 19th. As we look at the current economic situation around the nation, policy makers, regulators, planners, and communities are all looking for solutions to make our residents' daily lives easier, more fulfilling, and less expensive. One of the most dire needs, particularly with young or struggling families is child care-and not just child care, but affordable and high quality care in their community. With monthly costs sometimes dwarfing mortgage payments in household budget breakdowns, this is often the issue that leaves a family with very difficult decisions to make. Two-income households are more and more often deciding to forego that second income and have one parent stay at home with their young children. It's shocking and unacceptable that it is more financially viable to quit a job to take care of your kids than it is to place them in daycare. This doesn't only affect families, it affects our economy. Employers that are already facing historic difficulty maintaining their workforce to keep their doors open, are now facing a new variable affecting their ability to operate.

That's why what BGCWN is doing is so important and so necessary. A trusted and exceptional community organization has taken it upon their shoulders to help find a solution to this very real problem. That solution is a series of daycare centers operated by BGCWN offering high quality and affordable child care to a community in desperate need. As you consider the change request in front of you, I urge you to support local families, children, businesses and vote to support the project.

As a resident of Carson City for the last 22 years, and current Board Member for the Boys and Girls Club of Western Nevada, this is exactly the kind of forward community-minded thinking we need in Carson City. We look forward to working with staff and the BOS to get this across the finish line.

Best,

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Matt Robinson | *Director of Public Affairs* | Argentum Partners
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