

MINUTES
Carson City Planning Commission Regular Meeting
Tuesday, December 19, 2023 ● 5:00 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
Todd Reese, Sr. Deputy District Attorney
Heather Ferris, Planning 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

(5:00:15) – Chairperson Preston called the meeting to order at 5:00 p.m.

2. ROLL CALL AND DETERMINATION OF QUORUM

(5:00:48) – Roll was called, and a quorum was present.

Attendee Name	Status	Left
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

(5:01:08) – Commissioner Perry led the Pledge of Allegiance.

4. PUBLIC COMMENTS

(5:01:41) – Chairperson Preston entertained public comments. Deni French invited members of the community to respond to the survey mentioned in the Nevada Appeal to better understand the transportation needs of users on Highway 50 in Carson City and Mound House to present a “broader picture” to the transportation organizations.

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

(5:04:20) – Chairperson Preston introduced the item and entertained comments and/or changes; however, none were forthcoming. She then entertained a motion.

(5:04:35) – Commissioner Perry moved to approve the minutes of the November 29, 2023 Planning Commission meeting as presented. The motion was seconded by Commissioner Borders.

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

6. MEETING ITEMS

6.A LU-2021-0452 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A ONE-YEAR TIME EXTENSION TO JANUARY 26, 2025 FOR AN APPROVED SPECIAL USE PERMIT (“SUP”) TO ALLOW ALTERNATIVE COMPLIANCE OF THE DOWNTOWN MIXED USE STANDARDS, SPECIFICALLY STANDARDS RELATED TO THE MIXED USE, SIDEWALK, WINDOW TRANSPARENCY AND BUILDING ENVELOPE STEP-BACK REQUIREMENTS IN A MULTI-FAMILY RESIDENTIAL DEVELOPMENT ON PROPERTY ZONED DOWNTOWN MIXED USE (“DT-MU”), LOCATED AT 201 E. WILLIAM STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 002-161-10.

(5:04:56) – Chairperson Preston introduced the item. Ms. Ferris gave background and presented the Staff Report, which is incorporated into the record. Brendan Murphy, Development Manager with Kingsbarn Capital and Development, introduced himself and noted his agreement to the Conditions of Approval. Commissioner Borders inquired about the site improvement and the building permit applications and Ms. Ferris believed they had been reviewed in June/July of 2023. Mr. Murphy explained that the resubmissions should be completed “by the end of this week.” Commissioner Krahn was informed that if the project is not started “a year from the date of the extension...then the project expires.” Ms. Ferris noted that an opportunity for another extension must be heard by this Commission; however, should they let the

extension expire, they must start the project all over again and get new approvals for the project. Commissioner Borders recommended the following change to Condition of Approval No. 4.

The use for which this permit is approved shall commence by January 26, 2025. An extension of time may be requested in writing to the Planning Division at least thirty days Project location LU-2021-0452 prior expiration date. Should this permit not be initiated (obtain a Building Permit) and no extension granted, the permit shall become null and void.

(5:11:56) – Ms. Ferris clarified that the amended Condition of Approval would mean the developer must apply for a new Special Use Permit (SUP) after this last extension is granted. Ms. Sullivan cautioned against the amendment in order not to set a precedent. She also highlighted the high interest rates and the issues related to the COVID-19 pandemic as unforeseen circumstances. Commissioner Perry was also in favor of leaving the Condition as is, citing similar unforeseen circumstances. Mr. Krahn believed that the applicant had made progress and noted his opposition to the proposed amendment to the condition. Commissioner Borders withdrew his recommended amendment. Chairperson Preston entertained public comments. Mr. French wished to see “the street-level windows considered” and recommended ensuring the type of trees planted to fit the space limitations. He also wanted the Commission to change their position and consider elevators. Ms. Ferris noted that the applicant had been working with the Department of Public Works to ensure the planting of appropriate trees without interfering with utility lines. She also noted that elevators were outside the Commission’s purview. There were no additional public comments. Mr. Murphy reconfirmed that he accepted the Conditions of Approval as written. Ms. Ferris clarified for Commissioner Perry that the original Condition No. 13 had been completed and; therefore, removed from the current Conditions. Chairperson Preston entertained a motion.

(5:25:42) – Commissioner DeChristopher moved to approve an extension of the expiration date for LU-2021-0452 to January 26, 2025, as the approved Special Use Permit continues to be appropriate, and the activity permitted by the SUP will not adversely impact other properties in the area or the public interest. The motion was seconded by Commissioner Killgore.

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

6.B LU-2023-0384 – FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE CONSTRUCTION OF A STRUCTURE EXCEEDING 45 FEET IN HEIGHT ON PROPERTY ZONED RETAIL COMMERCIAL (“RC”), LOCATED AT 4011 NORTH CARSON STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 002-761-03.

(5:26:31) – Chairperson Preston introduced the item. Ms. Manzo presented the Staff Report and recommended approval, noting that no public comments had been received regarding the project. She also explained that the hotel use “is allowed by code.” She also explained that any structure, 45 feet or less in height would not require an SUP. Senior Engineering Project Manager Stephen Pottéy explained:

Condition of Approval No. 6 that states: *Prior to the issuance of a building permit, the Applicant must enter into a pro-rata share agreement and pay its pro-rata share of \$38,785.00, for the upgrade of 1,400 linear feet of overcapacity sewer main in College Parkway, and*

Condition of Approval No. 7 that states: *Prior to the issuance of a site improvement permit, the Applicant must enter into a pro-rata share agreement and pay its pro-rata share cost for improvements to the intersection of Silver Oak Drive and North Carson Street. The improvements will be a traffic signal or other improvements as approved by the Transportation Division of the Carson City Public Works Department ("Transportation Division") and the City Engineer. If signalization is the identified solution, the estimated cost of the signal improvements is approximately \$1,459,800. The project's share is estimated to be 6.9%, with a pro-rata share not to exceed \$100,700 must be met pending the City's conclusion to assess the need for a traffic signal or calming measure.*

(5:30:41) – Mr. Pottéy clarified for Commissioner Borders that the City's Development Standards are written in such a way that the above Conditions of Approval could not be forced to be met by the developer if the SUP was not needed; however, they would be required to “fix it,” adding that the former method worked to the advantage of the developer. Commissioner Krahn wished to understand the reason behind the requested height and the applicant offered to explain.

(5:34:28) – Applicant Jaswinder Dhama explained that the additional 10 feet on the south elevation is a brand standard as a Hilton property and would be used to screen mechanical units. Mr. Dhama also explained that he had read the Conditions of Approval and agreed with them. Mr. Krahn appreciated the room tax generated by hotels; however, he inquired whether there was a market for an additional hotel. Mr. Dhama believed that the demand was growing, adding that the new project would be an extended stay hotel with a full kitchen and hoped that a convention center in the future would benefit the project. Chairperson Preston entertained public comments. Mr. French inquired about elevators and whether the developer had considered “going into condos.” Ms. Manzo explained that elevators in hotels are a requirement of the building code and noted that a condominium project would require an SUP and a full evaluation of a conversion from a hotel building to a residential one. Commissioner Borders noted that the “decorative partition bothers me” and believed that the applicant would have accommodated the rules of other communities such as Santa Barbara. Mr. Dahmi explained that they had built “the exact same building” in Reno, near Meadowood Mall, citing the Ormsby House as an example of a building exceeding the 45-foot height limit, adding that by investing over \$20 million, he wished to “do it right.” He also clarified that the brand requirements change every two or three years. Chairperson Preston entertained a motion.

(5:42:56) – Commissioner Krahn moved to approve Special Use Permit LU-2023-0384 based on the ability to make the required findings and subject to the Conditions of Approval. The motion was seconded by Vice Chair Loyd.

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

ITEMS 6.C AND 6.D

(5:44:05) – Chairperson Preston introduced items 6.C and 6.D for concurrent discussion [however, both items would be acted upon separately]. Chairperson Preston and Vice Chair Loyd read into the record prepared disclosure statements, advised of disqualifying conflicts of interest, and stated that they would not participate in discussion and action. As Chair Preston and Vice Chair Loyd recused themselves, Chair Preston handed the gavel to Commissioner Borders to temporarily run the meeting. Mr. Reese clarified that the quorum for the following two items would require the presence of three members and the majority vote would be three votes.

(5:47:45) – Ms. Manzo introduced the subject property, presented both Staff Reports, and clarified that the text amendment would apply to City-wide use. She also referenced the public comments, for and against the request, which are also incorporated into the record. She stated that the east side of the project would house the employee parking area and highlighted the staggered playtime and pick-up and drop-off areas. She also responded to clarifying questions. Mr. Pott y addressed the traffic impact study and noted that all intersections had acceptable levels of service; however, the traffic consultant had highlighted many making illegal left turns onto North Carson Street and had recommended an acceleration lane to North Carson Street which had been escalated to the Transportation Division to be addressed during improvements to North Carson Street. Mr. Pott y also addressed the drainage issues noted in a written public comment, stating that the issue was enforcement of the City’s existing codes as the drainage areas were not properly maintained.

(6:02:01) – Boys and Girls Club of Western Nevada Chief Executive Officer (CEO) Brett Zunino noted his acceptance of the Conditions of Approval and clarified that the facility would house 100-109 children. He also outlined the pick-up and drop-off spots, noting that they would be training the families to utilize “the back alley” area. He also responded to clarifying questions by the

Commissioners. He noted that a waiting list has not been generated yet, pending approval of the project; however, he anticipated having one in the future. Commissioner Krahn pointed out the public comment regarding the support of the neighboring senior communities and Mr. Zunino clarified that they would mitigate the noise to the neighboring residences. He also highlighted the need for daycare facilities in the community, citing that for every child in daycare, three were waiting to enroll, explaining that the Boys and Girls Club was equipped to handle that need. Mr. Zunino believed that they would help the workforce by creating jobs and allowing parents to go to work due to the services they would provide. Commissioner Borders entertained public comments.

(6:11:00) – Carson City Sheriff Ken Furlong, a Boys and Girls Club Board member, spoke in support of the project, calling the daycare issue “a major impact for our community” and cited the resignation of a staff member over daycare issues. Alex Walden introduced herself as a Boys and Girls Club Board member, a single mother, and a neighbor of the facility, and spoke in favor of the project explaining the need for childcare facilities, which she believed supported low-income families. Seven-year-old Tessa DeLoach-Giomi and nine-year-old Ady Smith confirmed that the facility “is going to be great for the kids.” Mr. French thanked the Boys and Girls Club for “stepping up” and highlighted the need for quality daycare. Logan Neely, a Boys and Girls Club volunteer, agreed with the previous comments and praised the Club’s board and executive staff for their time and effort.

(6:18:57) – Kari Wilson explained that as an area resident, she was concerned about the traffic on Mountain Street and the street parking which she believed should be utilized by the service industry such as plumbers and housekeepers. She explained that many of the elderly in the neighboring care facilities were in pain and did not wish to hear a lot of noise. She also stated that the notification period was short. Carson City Chamber of Commerce Executive Director Ronni Hannaman read a prepared statement in support of the project and the Boys and Girls Club in general. She noted the importance of having a safe place for children to grow and learn. Additionally, she highlighted the need for daycare for parents reentering the workforce, with 60 percent of parents citing lack of childcare, and stated that as a resident nearby had not heard noise coming from the Club. Midge Breeden also spoke in favor of the project and called it an excellent opportunity to bring the children together with the elderly.

6.C. ZA-2023-0426 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A RECOMMENDATION TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING AN APPLICATION FOR AN ORDINANCE AMENDING CARSON CITY MUNICIPAL CODE (“CCMC”), TITLE 18 TO ALLOW FOR A CHILD CARE FACILITY USE IN THE RESIDENTIAL OFFICE (“RO”) USE DISTRICT AS A CONDITIONAL USE.

(6:26:34) – Based on the above discussion, Commissioner Borders entertained a motion.

(6:26:39) – Commissioner Killgore moved to recommend to the Board of Supervisors approval of the requested Zoning Code Amendment based on the ability to make the findings as outlined in the Staff Report. The motion was seconded by Commissioner Krahn.

RESULT:	APPROVED (5-0-2)
MOVER:	Killgore
SECONDER:	Krahn
AYES:	Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	Preston, Loyd
ABSENT:	None

6.D. LU-2023-0423 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING AN APPLICATION FOR A SPECIAL USE PERMIT (“SUP”) TO ALLOW FOR THE ESTABLISHMENT OF A CHILD CARE FACILITY ON A PROPERTY WITHIN THE RESIDENTIAL OFFICE (“RO”) ZONING DISTRICT LOCATED AT 2805 MOUNTAIN STREET, ASSESSOR’S PARCEL NUMBER (“APN”) 001-021-12.

(6:27:08) – Ms. Manzo responded to public comments and explained that Mountain Street, which is a public street, would be able to accommodate parking on both sides of the street and the front of the property could accommodate up to five vehicles. She also referenced the applicant’s written response, incorporated into the record, detailing the pick-up and drop-off times, based on half-hour increments. Ms. Manzo explained that the applicants planned to stagger play times and have staff outside to mitigate the noise issues. At Ms. Sullivan’s request, Mr. Zunino stated that the daycare would operate from 7:00 a.m. to 6:00 p.m. Mr. Pottéy explained to Commissioner Krahn that the expected peak hour for traffic, based on traffic study rates, would consist of 30 cars per hour or one car every two minutes at the project entrance which would mean eight cars on Mountain Street at peak traffic time. Commissioner Perry was concerned about the playground size; however, Mr. Zunino clarified that not all 100 kids would utilize the playground at the same time.

(6:33:48) – Michelle Williams, Director of Smart Start, explained that a 1,400 square-foot playground would accommodate 40 children, adding that they would have two playgrounds, one for young children and one for older ones. Ms. Sullivan noted that the hours of operations were not stated in the Conditions of Approval; however, they were in the findings. She highlighted the need for childcare and recommended specifying in the motion that the hours of operation should not be limited to that because there might be a need for earlier start times, depending on parents’ needs. Commissioner Perry requested an added Condition of Approval stating that the hours of operations be limited to 6:00 a.m. until 8:00 p.m. Mr. Zunino was in favor of the amended operating hours. Commissioner Borders entertained a motion.

(6:37:48) – Commissioner Perry moved to approve the Special Use Permit LU-2023-0423 based on the ability to make the required findings, and subject to the Conditions of Approval contained in the Staff Report with the addition of Condition No. 6 to read: the operating times for this facility shall be between 6:00 a.m. to 8:00 p.m. The motion was seconded by Commissioner Killgore.

RESULT:	APPROVED (5-0-2)
MOVER:	Perry
SECONDER:	Killgore
AYES:	Borders, DeChristopher, Killgore, Krahn, Perry
NAYS:	None
ABSTENTIONS:	Preston, Loyd
ABSENT:	None

(6:38:40) – Commissioner Borders recessed the meeting.

(6:46:45) – Chairperson Preston reconvened the meeting. A quorum was still present.

6.E. MPA-2023-0408 FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING RECOMMENDATIONS TO THE BOARD OF SUPERVISORS (“BOARD”) CONCERNING THE IMPLEMENTATION OF THE MASTER PLAN AND THE ANNUAL MASTER PLAN REPORT.

(6:47:00) – Chairperson Preston introduced the item. Ms. Sullivan reviewed the Staff Report and the accompanying document titled *Master Plan Draft Action Plan 2024* both of which are incorporated into the record. She also responded to clarifying questions. Discussion ensued on the City’s population projections versus that of the State’s and Ms. Sullivan offered to research the City’s formula and bring it back to the Board. There were no additional comments and Chairperson Preston entertained a motion.

(7:03:03) – In the form of public comment, Mr. French recommended adding an environmental component to the Master Plan. He cited the Carson Wandering Skipper butterfly as an example and wished to include the tree and insect life in the Plan. Ms. Sullivan clarified that the current presentation was the Master Plan Annual Report to the Board of Supervisors.

(7:05:27) – Commissioner Perry moved to recommend to the Board of Supervisors acceptance of the Master Plan Annual Report as presented by Staff. The motion was seconded by Commissioner Borders.

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

(7:06:08) – Chairperson Preston invited Commissioner Perry to say a few words as this was his last Planning Commission meeting. Commissioner Perry thanked the current and past Commissioner with whom he had served on the Planning Commission. He also expressed his gratitude to Staff for their hard work and for responding to his many inquiries. He believed that citizen dialogue was the best form of government. Commissioner Perry expressed frustration that Title 18 revisions had not been completed yet and believed nothing would be perfect and it may be revised in the future. Commissioner Krahn noted that he appreciated Commissioner Perry’s wisdom and “the thoughts that you bring to the Commission.” He also thanked him for “challenging the norm.” Chairperson Preston highlighted Commissioner Perry’s contribution to the [revocation of] the asphalt plant’s SUP and the knowledge he brought to the Commission.

7. STAFF REPORTS (NON-ACTION ITEMS)

- DIRECTOR'S REPORT TO THE COMMISSION

(7:12:20) – Ms. Sullivan expressed Staff’s thanks to Commissioner Perry and appreciated his challenge to their thinking.

- FUTURE AGENDA ITEMS

(7:12:55) – Ms. Sullivan noted that the next meeting’s agenda would include SUPs for a garage and workshop/storage space, the expansion of the City’s Fleet Maintenance Building, a warehouse for the Wastewater Division, a warehouse and distribution project on Arrowhead Drive, and a marijuana dispensary on Highway 50. She also announced a planned joint meeting in January with the Board of Supervisors and the Master Plan consultant. Chairperson Preston wished to see a review of all the marijuana cultivation businesses’ water use for the Growth Management Commission meeting, as one had exceeded its water allocation. Commissioner Krahn thanked Planning Staff Member Cecilia Rice for arranging the Commissioners’ interviews with the Master Plan consultant.

- COMMISSIONER REPORTS/COMMENTS

8. PUBLIC COMMENT

(7:15:44) – Chair Preston entertained final public comments; however, none were forthcoming.

9. FOR POSSIBLE ACTION: ADJOURNMENT

(7:16:06) – Chairperson Preston adjourned the meeting at 7:16 p.m.

The Minutes of the December 19, 2023, Carson City Planning Commission meeting are so approved this 31st day of January 2024.

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

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

To Whom it May Concern:

I 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

Follow Up Flag: Follow up
Flag Status: Flagged

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

Follow Up Flag: Follow up
Flag Status: Flagged

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.

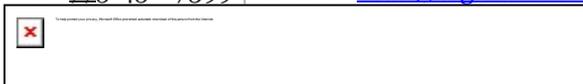
That's why what BGCWN is doing is so important and so necessary. A trusted and exceptional community organization has taken it upon their shoulders to help find a solution to this very real problem. That solution is a series of daycare centers operated by BGCWN offering high quality and affordable child 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,

--

Matt Robinson | *Director of Public Affairs* | Argentum Partners
[6121 Lakeside Dr., #208](#) | [Reno, NV 89511](#)
Cell: [775-450-7399](tel:775-450-7399) | E-mail: matt@argentumnv.com





December 15, 2023

Carson City Planning Commission
201 N. Carson St.
Carson City, NV 89701

RE: Proposed Boys and Girls Club
2850 Mountain St.

To Whom It May Concern:

We are writing to support the proposed change of use for 2850 Mountain Street from its current use as law offices to a Boys and Girls Club use.

We are the manager and owners of Skyline Estates, an assisted living community with buildings on both sides of the proposed Boys and Girls Club. We believe that the use will add to the experience of our seniors in Skyline. Hopefully, our residents may find opportunities to volunteer and interact with the children served by the Club.

Additionally, because accessible and affordable daycare is hard to find, this will also provide additional support for our workforce.

Please feel free to contact me if you want further information.

Sincerely,

A handwritten signature in black ink that reads "Peary D. Wood". The signature is written in a cursive, flowing style.

Peary D. Wood
Tierra Senior Living, LLC
10643 S. Riverside Dr.
Portland, OR 97219



CARSON CITY SCHOOL DISTRICT

1402 W. King Street / P.O. Box 603, Carson City, Nevada 89702

Telephone (775) 283-2100 / Fax (775) 283-2090

December 15, 2023

RE: Smart Start @ Mountain Street

Dear Commissioners,

Please accept this letter as support for the Boys and Girls Clubs of Western Nevada Smart Start project. The state of Nevada is currently considered one of the worst in the nation in terms of both child care availability and affordability. Carson City is no exception. Even before the closing of some child care providers in our community in recent years, many CCSD employees were struggling to find a safe place for their child so they could come to work. The problem and concern for my employees continues to grow.

Surveys and studies also support this as a concern. The Quad-County Regional Community Health Needs Assessment recently named "Affordable Child Care" as one of the most pressing issues needing attention for improvement. According to the 2023 Governor's Office of Workforce Innovation's Childcare Policy Report, they believe that one of the primary reasons for Nevada's low labor force participation rate is that lack of child care is serving as a barrier to parents to enter or reenter the workforce.

Solving a problem starts with taking steps, and this project can be a significant step toward a solution for Carson City.

Thank you for your service to the community, time and consideration.

Sincerely,

Andrew Feuling, Superintendent
Carson City School District