

**LATE MATERIAL**  
MEETING DATE 1/15/15  
ITEM # 46c

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JAN 08 2015

CARSON CITY  
EXECUTIVE OFFICES

January 8th, 2015

Bazil J. Slaughter  
314 W. Ann Street  
Carson City, Nevada 89703

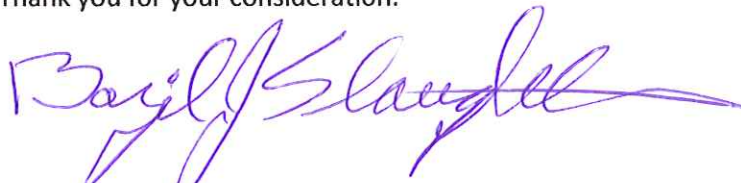
To:

Carson City Board of Supervisors;

At this point in time all the arguments for and against this project have already been discussed in detail ,by all of the city commisions , at one time or another. Mr. Bauer should go ahead with his project as approved Feb. 9, 2012, for the construction of 2 each duplex units. The request for 2 each fourplex units is much to large and out of scale, for the size of the lot. The Historic Resources Commision, along with a majority of the property owners and residents of the Historic District are apposed to this change.

Do we not still have a democracy in this country of our's ?

Thank you for your consideration.



Bazil J. Slaughter

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01/04/2015

JAN 08 2015

CARSON CITY  
EXECUTIVE OFFICES

Alexander Kirsch  
803 N. Minnesota St.  
Carson City, NV 89703

Board of Supervisors  
City Hall  
201 N. Carson Street, Suite 2  
Carson City, NV 89701

**LATE MATERIAL**  
MEETING DATE 1/15/15  
ITEM # 460

Dear Board of Supervisors,

My name is Alexander Kirsch and I am a 30-plus year resident of Carson City and a homeowner in the City's Historic District. My neighbors and I, with support from a number of property owners in the Historic District, are fighting to protect and preserve the integrity of Carson City's Historic District.

We strongly oppose construction of two 4-Plex apartment buildings proposed at 812 N. Division Street. This property was the former Carriage House and remnant of the historic Treadway orchard. We have a number of reasons for our opposition to such within Carson City's Historic District. Many of these points were presented verbally and in written petitions to the Historic Resources Commission at several public meetings as well as at several Planning Commission and Board of Supervisor's hearings and appeals.

The location and size of the property simply cannot accommodate the traffic and parking requirements of such construction which are contrary to Carson City Municipal Code. Also, this project would set a damaging precedent for the Historic District.

The debate has been going on since July 28, 2010. Recently a modified proposal to a previously-accepted compromise application to develop this project (HRC-14-146) was denied on December 11, 2014, by a 6-to-1 vote by the Historic Resources Commission. We agreed to and supported the compromise proposal for construction of two duplexes with appropriate construction material and style; we oppose the current application because it attempts to ignore our previous agreement. This is why we remain steadfast to revert back to a previously approved development by the developer of two duplex buildings.

There is no similar 8-plex development within the West Side Residential/ Office zoned areas or within the Historic District. Approval of SUP-14-036 by the Planning Commission and Board of Supervisors (or similar magnitude project) renders the existence of a Historic District and the purpose of a Historical Resource Commission meaningless.

The proposed property development does not appear to allow for sufficient storage (e.g. bicycles, recreational equipment, BBQs) or outdoor recreational space for the potentially 16 (or more) occupants.

Also the proposal does not identify space for water heaters and forced air furnace equipment for the upper units.

Parking, both on-site and street, remains an issue. Two (2) parking spaces per unit are currently required by City Ordinance and Development Standards. There is no justification for providing fewer parking spaces – 1.2 spaces/unit as proposed by the developer, and 1.5 spaces as unilaterally accepted by City Planning -- in an already congested area, especially based upon a privately-contracted study using outdated and inappropriate survey data. Recent US Census data (2010) for household vehicle ownership showed that the average household in zip code 89703 operates and parks 2.3 cars per household. The newly proposed design shows shortcomings even in regard to the newly accepted 1.5 parking spaces needed per dwelling unit, as four dwelling units will have only one parking space and the two car garages cannot possibly be shared.

A request from Mr. Jade Brinson to add 2 units and parking to a neighboring apartment complex located at property on 818 North Minnesota St. was previously denied; that would have provided 15 parking spaces for eight dwelling units. This property currently offers a total of 13 onsite parking spaces for six dwelling units. Mr. Brinson, who now opposes the proposed construction, notes that two-bedroom units are now and always were in higher demand locally than one-bedroom units (which are exclusive in the proposed development) and so he offers both.

The approval of 1.5 parking spaces per Dwelling Unit and the change of Carson City's Municipal Code requirements during the Board of Supervisors Appeal of SUP-14-036 on 10/02/2014 will not only influence future development within and the character of Carson City, but will have grossly negative effects on the City's Historic District. An ultimate approval of the developer's project as proposed will jeopardize the integrity and the purpose of Carson City's Historic Resources Commission and may render its existence moot.

City Planning Staff does not believe that an additional multi-family use building would be detrimental to the surrounding uses, stating the area is "in transition away from single family residential to higher density, multi-family residential and commercial office uses." Neither the developer nor the Planning Commission, however, provided any analysis or documentation to support this statement. To state that the new proposal is essentially the same as a previous proposal does not identify how then it is different. In fact, as of this date, no complex of this magnitude (Eight 1-Bedroom Apartment Units) has been built within the Historic District in the past several decades. The Historic Resources Commission most recent vote of 6 to 1 recognizes the negative precedent which the currently opposed development would set.

The Historic Resources Commission should continue to focus on preserving Carson City's Historic District. Previously negotiated and approved building plans for two duplex units on the property remain acceptable and can yet be pursued. In his presentation at the HRC meeting from 11/10/2011 on this

subject, Art Hannafin, quasi-founder of the Historic Resources Commission, talked then about his initial opposition to the location of the old Hospital and its effect on this City's neighborhood. The development of the old hospital changed the landscape of this portion of Carson City's Historic District with the accompanying specially-constructed professional office space, many of which now stand empty.

Recent illegal removal by the developer of several Historic Trees (which were supposed to remain on the property) was contested but without consequence. Two existing fruit trees will likely have to be removed to accommodate the Developer's project if it is allowed to go forward. These trees remain lush and fruit-bearing without any watering (as shown in photos taken this past Fall).

Initially, and prior to the October 10th 2013 HRC compromise, the developer was required to plant 3 trees for each of the seven historic trees illegally removed because the planting of larger caliper trees as per CCMC did not provide insurance of survival. A total of 21 trees are indeed proposed for his new development, however one tree (the north center tree) cannot be planted, one of the newly proposed trees would replace yet another historic tree and two additional historic trees are to be removed completely, effectively bringing the number of trees designated for this property down to 20 with no historic landscape remaining.

Approval of HRC-14-146, SUB and four additional parking spaces to the last approved building plan of 2 duplex units to be developed will definitely change the footprint and scale of this new proposal of two four unit buildings. HRC-14-146 is essentially a new proposal and very similar to the one subject of discussion during previous Planning Commission, Board of Supervisors and Historic Resources Commission hearings in which always significant public opposition has been represented.


With many property owners in the Historic District opposing this new project we urge the City to protect the integrity of our nationally-recognized neighborhood. On January 15, 2015 we will ask the Board of Supervisors to revert back to the February 9th, 2012, approved revised development of two, two-family dwelling (duplex) units and to an October 10th, 2013, HRC approved revised landscape plan. This type of development will better comport with and maintain the integrity of Carson City's National Historic District.

In the future we recommend that HRC and the Planning Division share responsibilities and work in tandem regarding matters as such where both Commissions are ultimately involved. We ask for a more thorough investigation and consideration of all aspects, more oversight of compliance and speedy processes, but also for all Commissions to shape the future of this City with consideration of its past, suitable for a nationally recognized historic and tourist-inviting community.

We urge the Board of Supervisors to respect and value the opinion of the public but foremost the opinion of Historic District property owners who have made the District what it is today and to stand by City

guidelines, regulations and values appropriate for a nationally recognized area. Decisions made today will have long-reaching effects on the character and quality of life of our City.

Sincerely yours,

A handwritten signature in black ink, appearing to read 'A. Kirsch', written over a horizontal line.

Alexander Kirsch