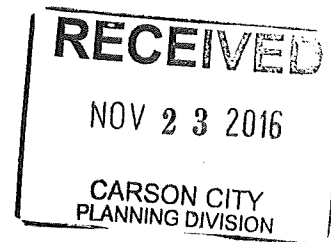

From: Marianne Rowland <mvrowland@gmail.com>
Sent: Wednesday, November 23, 2016 2:03 PM
To: Karen Abowd
Cc: Planning Department
Subject: Vintage



Please do not mess up more of our beautiful little city!! Listen to the residents to whom this city belongs and DO NOT PUSH THROUGH THIS INAPPROPRIATE DEVELOPMENT KNOWN AS, 'THE VINTAGE AT KING'S CANYON!!!'

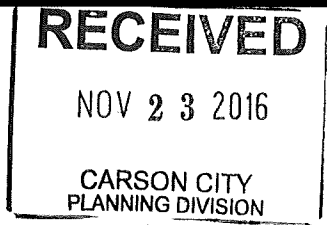
You have already ruined downtown Carson City, so put lid on it!!! Stop!

LATE MATERIAL

Item #: 30a

Meeting date: 12-01-16

From: Marianne Rowland <mvrowland@gmail.com>
Sent: Wednesday, November 23, 2016 1:58 PM
To: Lori Bagwell
Cc: Planning Department
Subject: Vintage

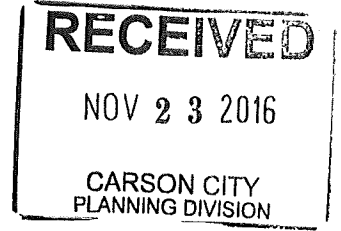


My husband and I are 30 year residents of Carson City. We live here and love it because of the small-town flavor and do not want to lose that.

WE DEFINITELY OPPOSE 'THE VINTAGE AT KING'S CANYON,' PLAN!!

Stop already!!!

From: Marianne Rowland <mvrowland@gmail.com>
Sent: Wednesday, November 23, 2016 1:45 PM
To: Bob Crowell
Cc: Planning Department
Subject: Vintage

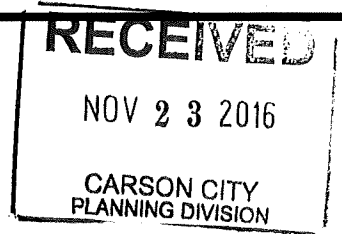


My husband and I are 30 year residents of Carson City and definitely oppose the proposed development of "The Vintage at King's Canyon."

Really! You have already totally messed up downtown Carson City isn't that enough??? STOP!

Listen to the people whom you were elected to serve!!

From: Marianne Rowland <mvrowland@gmail.com>
Sent: Wednesday, November 23, 2016 1:54 PM
To: Jim Shirk
Cc: Planning Department
Subject: Vintage



This will let you know that my husband and I both agree with you - we oppose the development known as "The Vintage at King's Canyon."

They've already practically destroyed downtown, which will cause endless traffic problems for us and those unfortunate enough to live on 'Division' or 'Roop' and, poor little skinny 'Curry.'

TELL THEM TO LISTEN TO THE PEOPLE FOR ONCE!!

Thank you.

Rea Thompson

From: Cat Kindsfather <om.sweethome@yahoo.com>
Sent: Monday, November 28, 2016 12:29 PM
To: Planning Department
Cc: Cathy Kindsfather
Subject: The Vintage Project



RE: Vintage project

Dear Supervisors

Thank you for your time and community efforts.

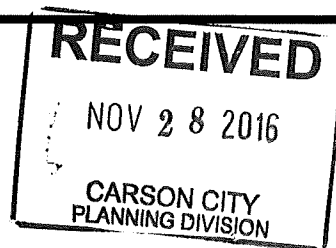
1. The Northwest historic section of Carson City, is the jewel of our town! Is this truly the appropriate area for a development such as the Vintage Project? The Anderson Ranch, between Kings Canyon and Ash Canyon, is but a few blocks from the Governors mansion and the historic homes revered by locals and tourists alike.
2. Our neighbors in the tentative proposed Vintage at Kings Canyon, don't seem to object to the original zoning plans, of single family dwellings on one acre lots.
3. A City Planning Board Member, at the last public comments hearing, suggested that the senior community built near Silver Oaks, proposed no problems. Yet it is not comparable. The context for services and activities is completely different. Silver Oaks, the golf course, and the hospital, are all newer developments.
4. I suggest that you adjust the project to maintain low density at the proposed Vintage at Kings Canyon, in exchange to increased density and mixed use at the 1450 Mountain Street project. As it is near the old hospital and other senior services, which will foster new like businesses in that area.
5. Once its gone its gone! This is a crossroads opportunity! Lets protect the historic areas and open spaces of Carson City. Is this the vision we have for Carson City, nowhere architecture in the capitol of our beloved state?

With Sincerest Regards,

Cathy Kindsfather

Rea Thompson

From: Stephen Loos <loos@tcrad.com>
Sent: Sunday, November 27, 2016 2:40 PM
To: Planning Department
Subject: Vintage comment



Dear Board of Supervisors:

As a Carson City resident, voter, and property owner I am vigorously against approval of the Master Plan Amendment for the Vintage project.

There are multiple reasons:

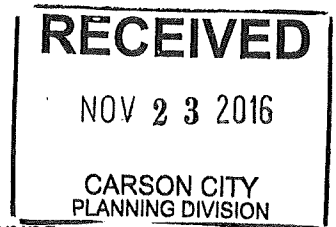
1. This development is out of character with the remainder of West Carson and indeed the community as a whole. A mixed use neighborhood does not belong in the west Carson area.
2. The increased density is out of place and character with the remaining neighborhoods.
3. There is no convincing evidence that the high density development will not negatively impact traffic, safety, and resource use in Carson
4. The rural feel which draws people including myself to Carson includes needed open green space which needs to be preserved.
5. The Supervisors and planning commission need to focus on bringing young professionals and families to Carson, not promote the increase of an aging retirement based community. I would emphasize recruiting primary care providers, already very short in our community. Our health care providers and system are already overused and overtaxed, this proposed development will only exacerbate the problem.

The reason I enjoy living here is the feel, character, and open spaces of West Carson and indeed the community in general. I for one will be considering leaving the community should this move forward, as will many of my tax-paying professional friends and neighbors. Please remember, you are elected officials and have a mandate to promote what it is that the people desire. The people overwhelmingly are against this development and zoning change. Please proceed with this in mind and do not allow this to move forward.

Sincerely,

Stephen J Loos, MD

SUPPLEMENTAL COMMENTS TO PRIOR COMMENTS ON THE VINTAGE PROJECT
Louise Uttinger, resident
November 21, 2016



Please see my written comments that were included in the package submitted to the Planning Commission Board and are incorporated by reference. I also spoke to that Board during public comment and similarly request that my prior oral comments be incorporated by reference. As a long time local resident who will be directly impacted by this Project, I oppose all requests made by the Project proponent and I ask that you do the same.

Due to the very limited amount of time available in which to prepare comments, particularly during a holiday week, my comments are abbreviated and quickly drafted. This Project continues to be flawed and "patched" together, with big holes and questions remaining. The "modified" Project should not be revived or salvaged. The Application and the various requests should be denied, with prejudice.

I make supplemental comments below on specific sections contained in the three recently posted PUD Handbook additions. It is unclear what material is newly added. As I stated at the prior public hearing, this Project has changed repeatedly; it is nearly impossible to track what is currently planned.

1.4.2 Project Layout

c) Assisted living, independent living, congregate care and memory care facilities shall be the primary development within the NB zone. Personal services and boutique retail, related to the medical facilities, are allowed in this area, subject to the limitations contained in Section 1.4.1 above.

Comment: Are these the only business uses that will be allowed? What does "personal services" include? That term may be subject to a wide interpretation. See the text below.

d) Personal services and retail uses shall be restricted to more than 25% of total building area.

Comment: The above section reflects the continued poor drafting and errors representative of the Project documents. The text should read "... to no more than ..." Even so, no more than 25% is a HUGE amount of total building area. What specific business uses are proposed?

e) Residents within this PUD must be 55 years or older. This requirement is enforced by the CC&Rs.

Comment: Who enforces the CC&Rs? What enforcement mechanisms will be used? Details are lacking in the Application.

f) The maximum number of permanent residents is limited to two. This requirement is enforced by the CC&Rs.

Comment: Same as above. What time period is required to be a "permanent" resident, rather than a "visitor"? Same enforcement issue as above.

g) This Planned Unit Development shall not grant any special privileges or waivers in terms of public review or entitlements otherwise required under the Carson City Municipal code in terms of allowed uses or supplemental review.

Comment: What code sections are referenced? Who, if anyone, can grant “any special privileges or waivers”, or does a full public review process need to be held before any changes can be granted? Will public review be conducted before even so-called “minor” changes?

b) Land uses for the NB-zoned area shall be determined by Section 1.4.1 of this document. The NB zone shall be the only area of this project in which commercial type development is allowed.

Comment: What specific “commercial type development” is proposed?

c) Assisted living, independent living, congregate care and memory care facilities shall be the primary development within the NB zone. Personal services and boutique retail, related to the medical facilities, are allowed in this area, subject to the limitations contained in Section 1.4.1 above.

Comment: Same as above.

d) Personal services and retail uses shall be restricted to more than 25% of total building area.

Comment: Same as above.

1.5.2 Minor Deviations

The Carson City Community Development Director shall have the authority to grant minor deviations to the standards contained herein. Any deviation in excess of 10% shall require either a Variance or amendment to the PUD, including the applicable full public review process.

Comment: No “minor deviations to the standards” should be allowed. The public does not trust the Carson City Community Development Director or any other individual to agree to any deviations related to this Project. Full public review should be required for any proposed changes.

2.1.2 Assisted/Independent Living Area Grading and Drainage

e) Areas disturbed by grading activities shall be revegetated prior to the issuance of a certificate of occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy, a bond shall be provided for landscaping during the subsequent growing season. Drought tolerant plant species shall be utilized to help minimize erosion.

Comment: A bond can be required for planting, but not for ongoing maintenance of so-called trails and “public” areas? Neighbors do NOT want to pay for any landscape or similar maintenance district for any portion of this private development. Require that a bond be posted if this Project is approved.

2.2.3 Single Family Grading

d) All graded slopes shall be revegetated prior to building occupancy. If climatic conditions or other circumstances prevent planting at the time of occupancy a bond shall be provided for landscaping during the subsequent growing season or other arrangements made for revegetation, subject to the approval of the administrator. Drought tolerant plant species shall be utilized to help minimize erosion.

Comment: Same as above.

3.1.1 General Standards

a) A Home Owner's Association (HOA) shall be formed by the Master Developer to provide for the maintenance and upkeep of all common open space roads, sidewalk, landscaping, trails, and park/recreation facilities and amenities. The HOA shall be in place prior to the issuance of the first certificate of occupancy. The HOA at a minimum will be responsible for the following:

- Debris, weed and litter control
- Noxious weed management
- Care and replacement of plant material
- Plant material irrigation and system repair

Comment: Shouldn't the HOA also be required to pay for upkeep of all concrete or paved trails? Shouldn't the developer be required to post a bond?

3.7 Traffic Impacts

a) A comprehensive traffic impact analysis for the overall Vintage at Kings Canyon PUD has been included. With each phase a sealed memo will be required showing no changes that effect traffic counts or patterns have been made.

Comment: I previously commented about the abbreviated, time limited and flawed traffic study and the effect of this proposed Project on adjacent roads, residents, neighborhood communities, existing traffic and schools. The Project ignores the needs of current community residents who recreate in the area, and the safety of our children walking, biking or being driven to school. No effect on schools? Don't believe the Application or traffic impact study.

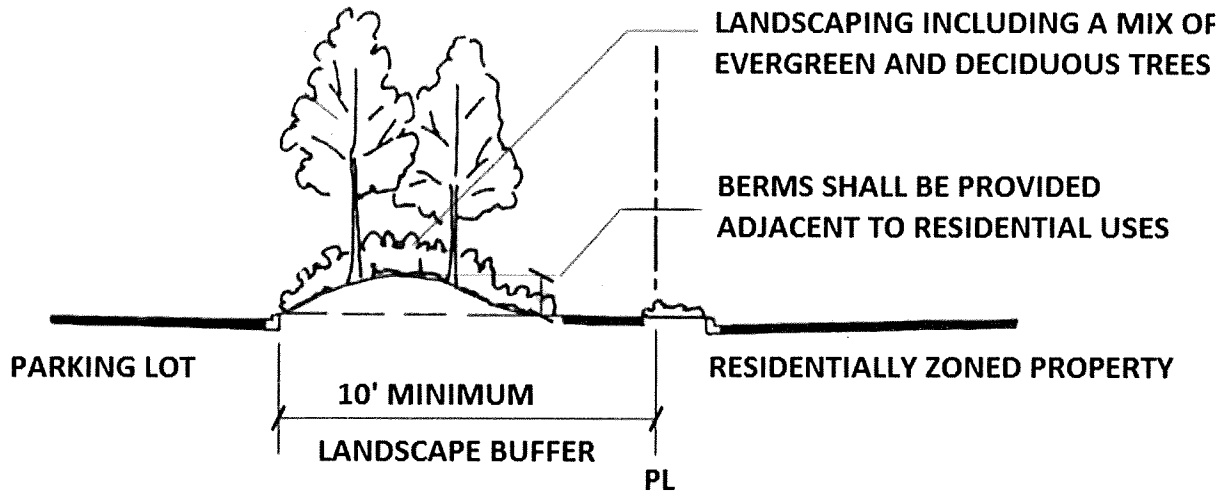
Additionally, what is so highly confidential that a "sealed memo" will be required? Is this a provision that the Planning Commission or Planning Staff has routinely used in the past? The public has a right to know precisely what the developer is representing.

3.10 Schools

"As an age-restricted community, Vintage at Kings Canyon will have no impact on schools. T"

Comment: This is a direct quote from the third PUD Handbook section posted for this Application. It is a misleading comment that purposefully attempts to show "no impact", when our children's safety in fact will be severely impacted. The quotation also shows the failure of the developer to proof read documents.

Please scroll down to see the image below and additional comments.



f) Landscape maintenance shall be the responsibility of the Vintage at Kings Canyon Homeowners Association or an established landscape maintenance association.

Comment: *What entity would that be, local neighbors? Also, these proposed berms or "landscape buffers" likely will create water runoff into adjacent properties, as well as allow people on the ten foot minimum berms to look into adjacent back yards.*

2.1.9 Assisted/Independent Living Setbacks

Setbacks for assisted/independent living uses shall conform to the requirements outlined in the Carson **VINTAGE at KINGS CANYON- PUD Development Standards Handbook 2-7**

City Municipal Code within the NB zoning district.

Expanded dormers and symmetry throughout the building with a relaxed covered entrance dictate the building elevations.

Comment: *What height will these expanded dormers be? Is the developer's goal to make single family residences look like two story residences? These structures are unattractive and are reminiscent of the gabled car wash on Virginia Street in Reno.*

i) Assisted/independent living units shall be limited to one-story. Architectural elements such as dormers and upper windows may be used to add visual interest but shall not include inhabitable space.

Comment: *I am not comforted by the fact that the dormers and upper windows "shall not include inhabitable space. Does the negative now make these locations "habitable"? Again, as proposed by the Developer, how much higher than a typical one-story building will such wasted space be built?*

2.4.4 Assisted/Independent Living Roof Form

a) Rooflines shall include variations to add visual interest and reduce the scale of large buildings. Refer to example below.

Comment: *How many large buildings are proposed? Since assisted living facilities (see my original comments) do not "count" in terms of density, how many more such large buildings will the developer*

add—maybe under the 10% minor variations provision or under the 25% of total business/commercial building area discussed above?

c) Architectural details and stylings used on the front of the home shall be carried over to all elevations.

Comments: All elevations of what? Are we still talking one-story homes?

2.4.9 Single Family Roof Form

a) Roof planes are required to vary through the use of architectural features such as dormers, gables, hipped roofs and variations in pitch appropriate to the homes chosen architectural style. See example images below.

Comment: Same as above. How high can one-story homes be built? Take a good look at some of the representative home drawings—I wouldn't want those homes in my neighborhood.

Mr. Sinise, Sir.

Monday--November 21, 2016

My name is Michele. I am a resident of Carson City, Nevada—the Capital of our state. I am a simple homemaker, mother to three sons, wife to my husband of nearly 27 years, and quietly, deeply patriotic. Our city has a population of approximately 54,000, and is known for its Western history, central location to areas such as Lake Tahoe, Virginia City and Reno. Additionally, we are known for being a ranching community.

Therein, brings me to my reason for writing to you. In our town is a ranch known as the Anderson Ranch. The Anderson family has been a part of this area for as long as anybody can remember, and a lot of us have known one or more members of this fine ranching family. For reasons I do not know, some members of the family have decided to sell about 80 acres of the property, located on the west side of town. The proposed development for the property is a project called “The Vintage”, an age-in-place community for folks 55 and up. (I have included links that better describe the proposals). This proposal is NOT well received by a very large majority of residents in our area. Legitimate concerns include: 1) losing the charm and openness of this beautiful ranch, which is located right in the middle of family neighborhoods, to the west of our city, nestled right up to the mountains that overlook Carson City, 2) destruction of wildlife areas that are unique to the locale, and 3) the biggest concern: once developed, there would be no going back...the ranching property-- the pastures, the valley, the corals--would be gone forever.

Mr. Sinise, a few years ago, I had a dream. In our city, across the street from a large park centrally located not far from downtown, was a large vacant lot. It had once had a used car lot and a realtor’s office, but for the most part, it was an empty dirt and rock lot. In my dream, I saw this lot developed as a lovely property for military veterans, specifically older veterans. In England, they used to have Old Soldier’s Homes, for veterans of World War I, and in my imagination I could see a fine establishment, where soldiers were cared for in a handsome home with lovely gardens and trees. In my dream, I saw just that: a long, single-story ranch home, back up against a low slope, with trees in back and a large, green lawn in front, with a circular drive way, a fountain in a flower and shrub garden with paved stone walkways and more trees bordering the driveway. I kept the dream to myself; I couldn’t imagine who would be interested in such an idea, least of all community leaders, and I also have no contacts with whom to share the idea. Well, that property has since been sold and is gradually being developed; first, a bank, and now a car-wash. Indeed, building an Old Soldier’s Home in that area is now unlikely and would not have the maximum benefit I dreamed about.

However, the Anderson Ranch would be an amazing area for just that: A Veteran’s Home for all those who have served in the military, old and young. It could also be a working/therapy ranch for those who are in recovery from war-related injuries and trauma, a place of tranquility and peace where there is access to hiking/biking trails, and just the serene calm that is so delightfully present in this area. There could be farming, gardens and fruit trees, and the produce could be sold at our local farmer’s market, with the proceeds benefitting the Veteran’s Home. There could be horses, cows, sheep, pigs, dogs and cats, chickens and ducks. Additionally, if such a home were to exist, there would access for the Veterans to Lake Tahoe, for winter and summer recreation and sports, even competitions. Mammoth Lakes, June Lakes and other beautiful areas are only three hours south of Carson City.

Our community is one of loyalty and patriotism, and I am confident that if a Veteran’s Home/Rehabilitation-Recovery Facility were to be developed in our city, it would be much better received and supported than the current proposal of an age-specific, intensely developed lot of homes that would permanently destroy the scenic, rustic pastureland that is unique to this city.

I am writing to you, Mr. Sinise, because I am aware of your consistent and continual support for, and involvement with, our military Veterans. You are the one person I can think of who would know of anyone who might be able to visualize and implement the dream I had, maximize the full potential of this acreage specifically for use for military veterans, and also help our community. The only other organization I can think of is the Troops First Foundation, headed by Rick Kell and David Feherty, mentioned in Chris Kyle's book American Sniper, but I have no information about them. There was also mention in Chris' book about a ranch that he visited in Texas, where he would go hunting and where he felt...safe, but again, I have no definite information about that (I loaned the book to my son who is across the country, so I cannot look up anything Chris referenced in his book). Frankly speaking, financial resources are needed to rescue the Anderson Ranch from profit-minded developers. I am not absolutely certain the asking price for this particular property and cannot seem to find this information online. I do know that it has not been sold, pending approval from the city's board of supervisors for the Vintage Project. Seeing as the supervisors are elected officials and therefore accountable to the citizens who elected them, they are proceeding with caution in handling this proposed development, of which a HUGE majority of residents are against.

Finally, in closing, I will add my own appeal. I am not affiliated with any organization, nor am I involved in any protest groups (though I do have signs in front of my home, rejecting the Vintage project and supporting Open Space). I am not business savvy in any way, shape or form. I have little understanding of realty acquisitions, sales, codes and such mandates. But, I do have a heart for Veteran's, and I truly and wholeheartedly believe the addition of a Veteran's Home in our community, **specifically on the Anderson Ranch**, would be a wonderful and amazing benefit to Veteran's from all over the United States. I just don't know how to go about implementing it and making it happen—I simply had the dream. That is why I am appealing to you. I suspect you would know exactly how to proceed; the logistics, legalities, resources, contacts, and all the "fine print" that accompanies such endeavors. Sir, would you PLEASE consider this letter? I have included a couple of online resources for your perusal:

<http://www.carson.org/government/departments-a-f/community-development/planning-division/current-planning-zoning/vintage-project>

<http://www.soscarsoncity.org/initiatives.html>

<http://www.soscarsoncity.org/about.html>

<http://www.soscarsoncity.org/andersen-ranch.html>

Thank you, Mr. Sinise, for your consideration. Should you wish to contact me, please feel free to do so. My email address is kmand3js@sbcglobal.net

My home phone number is 775-883-7467

Sincerely,

Mrs. Michele Toral

PS—I have included several photos of the pastures I am writing to you about. I pass these areas every day, taking my son to school, and we have seen so many lovely settings, from sunrises in the east, and the rising sun on the snow-covered mountains to the west, to the deer bounding over the fields, to the off-loading of cattle in the west side pasture. It is truly...God's country ☺