

Hope Sullivan

From: CCEO
Sent: Monday, January 13, 2020 1:47 PM
To: Hope Sullivan
Subject: FW: Andersen Ranch - Jan 16, 2019 BOS meeting

From: bepsy strasburg [mailto:strasburgbpsy@gmail.com]
Sent: Monday, January 13, 2020 1:44 PM
To: CCEO
Subject: Andersen Ranch - Jan 16, 2019 BOS meeting

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Hello,

Please substitute this for the email I sent on Jan. 9th - noticed some typos.

Thank you,
Betsy

January 16, 2020

To the Board of Supervisors:

Betsy Strasburg and Richard Nagel live at 312 Tahoe Drive, the last house on the east side of Andersen Ranch Estates with a common fence between the properties. We have a single storey, brick ranch house on lot size ~11,000 sq ft.

We respectfully urge the Board of Supervisors to send this application back to the Planning Commission and City Planning staff for further analysis and accommodation to retain the character of the neighborhood surrounding the planned Andersen Estate Development. Title 17-10 was never meant to deteriorate existing neighborhoods in infill situations. This is the third application of Title 17-10 in Carson City but the first on the West Side which is a homogeneous neighborhood, a stone throw from the Historic District.

Drastically Change the Character of the Neighborhood

This Application creates an inner circle of 2-storey 3,000 sq ft houses on 5,000 sq ft lots with single storey homes along the perimeter of the development.

Existing neighbors purchased their homes on the West Side of Carson City to enjoy single storey ranch homes on larger lots over the last 20 years, even paid a premium over other parts of Carson City. This application violates the property rights of these existing owners.

The statistics show the dramatic difference in lot sizes – predominantly 12,000 sq ft lots to predominantly 5,000 sq ft lots – some even smaller. To reach the price point desired \$400K to \$500K home prices, the Developer wants to build 2-storey houses of 3,000 sq. ft size. The roof line will be about 5-6 feet apart.

Current Zoning	146 single storey units	12,000 sq ft	72% of 203units
Title 17 Zoning	134 multi-storey units	5,000 sq ft	66% of 203 units

Per Mike Railey of Christy Corp., 2-storey houses will be 24-34 ft. There is no such concentration of 2-storey houses next to each other in any part of the West Side neighborhood. Kiley Ranch in Spanish Springs was an example given by Christy Corp. as a similar development. This neighborhood of Carson City have nothing in common with the location, stage of growth of Kiley Ranch. Kiley Ranch is also not an INFILL development.

The 34 ft 2-storey houses will completely **eliminates much of the hill view from the existing houses around Andersen Ranch**, particularly when they are closer together on smaller 5,000 lots. **This is a transfer of value from existing homes to the newer houses.**

While we respect the property rights of Andersen Ranch to sell their property, the property rights of existing home owners should be considered as well since owners have paid a premium to purchase homes on the West Side, and have paid for that privilege over many years. **We request the Board to impose a single-storey and max. height limitation on the Development.**

Retain Title 18 zoning

Carson City has over 8,000 sq ft of open space. No one is going to miss not having open space if houses are built on larger lot sizes per Title 18 requirements. The trade-off of having a common space around the perimeter of the development in exchange of over-sized 2-storey houses on smaller 5,000 sq ft lots is too great.

I would not have purchased my house with a shared property line with Andersen ranch if I thought perfect strangers would be looking into my backyard with the added concerns of discarded rubbish on the perimeter such as cigarettes, beer cans. I also do not want deer and coyotes using the perimeter common space to travel from the hills to town.

Water SubConservancy Study of Westside Ash and King’s Canyon Creek

The study is underway and scheduled to be completed by the end of 2020. The study will affect the Andersen Ranch Development and the City should wait for the results before approving this project.

Traffic Study

1 car per minute is a significant increase for anyone who lives around Mountain Street and its feeder streets. In the three minutes allocated to public comment per speaker, three cars would have passed the Sierra Room. This statistic may not raise any concerns in Reno but we are in Carson City, which is a rural town. The City has not completed its own independent study, nor is there any table showing current versus projected traffic patterns in the application.

Tax Payor Burden

City Streets

No one has shown how much more costs will be borne by Carson City Taxpayers. Roads inside the development should be paid by the HOA, not the City – no other neighbors will be driving on those streets. The Planning Commission has

approved City streets because the Developer stated that that would increase the cost of the HOA fees. The cost should go the homeowners who benefit from the use.

Additional Schools

The School Board is operating on a \$2M deficit even without the incremental students resulting from this development. Richard Stokes said that 60-70 students are expected from this development. **For this estimate to come true, only 15% of the 203 houses (or 30 houses) will be occupied by families with children. What is the ratio of seniors to younger family homes in Carson City?**

A 60:40 senior to younger family homes will produce 160 new students, double the estimate given by Richard Stokes. There has been no mitigation requested by the School Board so the full burden of the required investment through School Bonds will be borne by existing tax payers.

Other City Services

What about increases to the Sheriff and Fire Department budgets? The application says that HOA will pay for landscape and open space maintenance to mitigate flood damages. Carson City cannot in good conscience plan on the continued good will of the HOA and will need to plan for the worst case scenario.

I respectfully request the Board of Supervisors to return this application to the Planning Commission and the City Planning staff for further analysis and accommodations to retain the character of the neighborhood that we love so much. This uncharacteristic concentration of 2-storey houses should not happen in your watch.

Thank you.

To: Carson City Board of Supervisors
From: Jason and Melissa Kuchnicki
1500 Valencia Ct, Carson City, NV 89703
Subject: Andersen Ranch Estates planned unit development
Date: January 10, 2020

Dear Carson City Supervisors,

My wife and I have been Carson City residents since 2001. Our home is located along the northern boundary of the proposed Andersen Ranch Estates (ARE) planned unit development (PUD). Thus, the development has the real potential to impact our existing quality of life and property value. We would like to interject our concerns with some of the proposed elements of the development, and offer solutions to alleviate our concerns.

Our primary concern stems from the trail proposed around the perimeter of the development. My wife and I are typically advocates of public pathways. We subscribe to the philosophy that convenient trail access is an important asset to maintain an active and healthy lifestyle in today's world, where time is all too short. However, the orientation of our house is such that the living and dining room windows are respectively ten and fifteen feet from the three-and-a-half foot high fence that separates our property from the ARE development. A trail centered within the proposed 30 foot-wide buffer means that users would pass within 10-12 feet of our property. This raises significant privacy and security concerns, and has the potential to significantly negatively impact the value of our property.

We have noted that privacy and security do not appear to be concerns associated with the trail system in the Long Ranch Estates PUD, the buffers of which measure to be 75 feet wide. Thus our concerns can easily be resolved by increasing the buffer width to something similar for the ARE. We believe this is a workable solution by eliminating the interior open space proposed for retention basins and transferring it to widen the northern buffer. Retention basins offer minimal public value, because they cannot be used by the public. Widening the trail buffer would result in a much greater public benefit, providing a more open feel and enhanced views for trail users.

Stormwater could be routed to the existing linear ditch along the northern property line, where it could be infiltrated. This would simultaneously benefit tree and plant growth in the buffer. In essence, this bio-retention facility would not only achieve the same purpose as the originally proposed retention basins, and would also result in vastly improved public benefit.

A bio-retention facility could also be implemented within the buffer along the southern property boundary, which is very wide in comparison to the north property line. This disparity in buffer width between the northern and southern boundary does not make sense. It is impractical to think the southern trail section will see heavier use than the northern trail section because it is intended to serve as a trailhead to Lake Tahoe. It is very doubtful in our minds that people will be using this trail to go to Lake Tahoe. It is much more realistic that both sections will see nearly equivalent use levels from those who work and live in the vicinity. It is therefore appropriate to balance the buffer widths between north and south, resulting in a ARE trail network that is appealing throughout.

Designing the development using Low impact development (LID) practices can help reduce the amount of stormwater that would need to be captured and infiltrated in the bio-retention facilities. LID is a contemporary design approach that attempts to mimic the pre-development hydrology of a landscape.

Comments regarding Andersen Ranch Estates planned unit development

Page 2 of 4

Principles include minimizing runoff generation, disconnecting runoff flows, and containing and infiltrating runoff as close to the source (impervious surfaces) as possible. LID design concepts do not need to be sophisticated and do not have to be costly to implement. A simple and easily implementable example is rather than directing gutter downspouts to driveways where precipitation will just runoff to the street and into the storm drain, directing gutter downspouts may be directed to lawn areas where it can be infiltrated on site.

Sustainable development is becoming a hot topic as climate change is increasingly recognized as the single greatest challenge our world faces. One practical way that Carson City can contribute to addressing this challenge is through the implementation of energy efficient developments. We support that ARE and future Carson City developments be required to minimize their impacts. Probably the easiest way to ensure sustainable development is achieving green building certification through the Leadership in Environmental and Energy Design Program. More information is available at usbgc.org.

Thank you for hearing and considering our comments.

Sincerely,

Jason Kuchnicki

Melissa Kuchnicki

CC: Hope Sullivan, Carson City Planning Department

Mike Railey, Christy Corporation

Figure 1. Property location. Corner of house is 10' from property line containing 3.5ft fence.

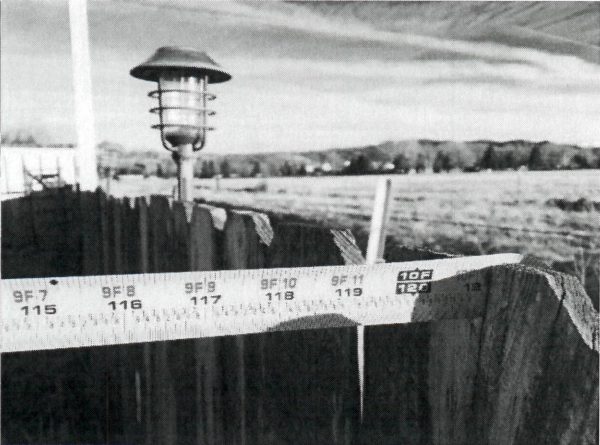


Figure 2. TOP: Schematic of 5' wide trail centered within 30 foot wide buffer which puts trail 15 feet from home, raising privacy and security concerns, negative impacts to home value, and minimal public recreational value. **BOTTOM:** Schematic of 10' wide trail centered within 75 foot wide buffer which increases trail offset from home to 42.5 feet, alleviating privacy and security concerns, and enhancing the recreational value of the public trail system.



Hope Sullivan

From: Richard Long <richardlongmd@gmail.com>
Sent: Monday, January 13, 2020 9:33 AM
To: Hope Sullivan
Cc: Richard Long
Subject: Anderson Ranch

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

Carson City Supervisors, January 13, 2020

The Anderson Ranch Project needs reconsideration for two items. #1 playground/park. #2 parking density

This project has 203 lots and the homes will likely attract families with children. There is NO playground/park included [and there are no nearby parks]. The narrow "green walking/bike perimeter" is useless for children.

The planning Commission also accepted downsized lot size to a minimum of 5,000 square feet. On the revised map there are 100+ lots of this size. It is my understanding that there will be 80 linear feet on the street. With a two car garage, street parking will be at a premium! And there is no guest or overflow parking!

These two items need to be revisited!

Richard Long
1819 819 Brush Dr.
Carson City ,NV, 89703

Abigail Johnson 1983 Maison Way, Carson City, NV 89703

January 12, 2020

RE: Andersen Ranch Estates, agenda item for January 16, 2020 at 5:30 pm

Mr. Mayor and members of the Board of Supervisors,

I reside on Maison Way, west of Ormsby Blvd. I have been involved in the controversy with developing the Andersen Ranch property since the first proposal known as Vintage. My property backs up to the western Andersen field, not part of the current proposal.

I have the following comments. Others will be writing and speaking to aspects of the project and in general I support those comments.

Use Code Section 18 rather than 17.10 for this project: Despite the ability through the 17.10 code to use smaller lots as a trade-off for open space, please consider that this is an example of a project where “open space” does not benefit the development or the surrounding area. Once the development is in, foot, bicycle and vehicle access through the development will be achieved from Mountain to Ormsby on public streets. It is not necessary to compress the lots for the open space tradeoff when there is so little open spaced to be gained. The compressed housing is not compatible with the surrounding neighborhoods because of the lot size. Please consider requesting that the developer use Section 18 of the code rather than 17.10.

Furthermore, as code is being reviewed and updated in the future, please consider whether 17.10 is appropriate for small infill developments rather than for larger projects such as Longview Ranch Estates, where open space serves residents, neighbors, and recreationists well.

Project is incompatible with surrounding neighborhoods: The project as proposed, with lot sizes smaller than the zoning, is not compatible with the surrounding neighborhoods. While 17.10 may work for some projects and is preferable for some projects, this is not one of those.

Night-sky-friendly lighting: A project condition should require night sky friendly lighting and as little lighting as possible. The Jack Davis observatory is relatively close to the project, and some area neighborhoods do not have lighting, promoting night sky viewing. Please impose this condition on the project if you choose to go forward.

Thank you for your consideration and I urge you to take a slow hard look at whether the project as proposed is appropriate for the area and will achieve the purported open space objectives.

Abigail Johnson s/s

Hope Sullivan

From: CCEO
Sent: Monday, January 13, 2020 8:51 AM
To: Hope Sullivan
Subject: FW: Andersen Development - Jan 16, 2019 BOS meeting

From: Richard Nagel [<mailto:riconagel@gmail.com>]
Sent: Sunday, January 12, 2020 5:43 PM
To: CCEO; Bob Crowell; Stacey Giomi; Brad Bonkowski; Lori Bagwell; John Barrette
Subject: Andersen Development - Jan 16, 2019 BOS meeting

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Board of Supervisors & Mayor, January 16, 2019 Meeting

Please address concerns as your constituents and guard against making long term decisions that does not fit the existing neighborhood around Andersen Ranch.

1. Please DELAY moving forward on a decision on the Estate plan until **Water Conservancy Water Study** and flood vulnerabilities, for King's and Ash Canyons is available.
2. Amend the Carson City Municipal Code 18 to return to previous zoning and repeal 17.10 as it is not following the intent of the "open space" portion. The "row house" design is archaic and does **Not Blend** with surrounding development. Follow the density and lot size of Title 18 and no one will complain about this development.

Most of the green space will double as a catch basin for flood control and the rest as a small perimeter buffer between the current and new neighborhood. This does not constitute usable green space for anybody.

The proposed trail will go nowhere and will only be used by people living in the Anderson Ranch development. Current neighbors already have alternatives to enjoy their neighborhood and have not missed the Mountain St. Trail over countless years.

We realize development will happen. Make it graceful and spacious! Our town deserves quality developments that makes neighbors proud over years to come. Happy residents makes a happy city.

Sincerely,
Richard Nagel
312 Tahoe Dr, Carson City.

Tel USA 415 954 2213

E-mail: riconagel@gmail.com

Hope Sullivan

From: CCEO
Sent: Monday, January 13, 2020 8:51 AM
To: Hope Sullivan
Subject: FW: Andersen Development
Attachments: Petition Document.docx; Petition Signatures Jan 16 2019.jpeg

From: bepsy strasburg [<mailto:strasburgbpsy@gmail.com>]
Sent: Sunday, January 12, 2020 6:00 PM
To: CCEO
Subject: Andersen Development

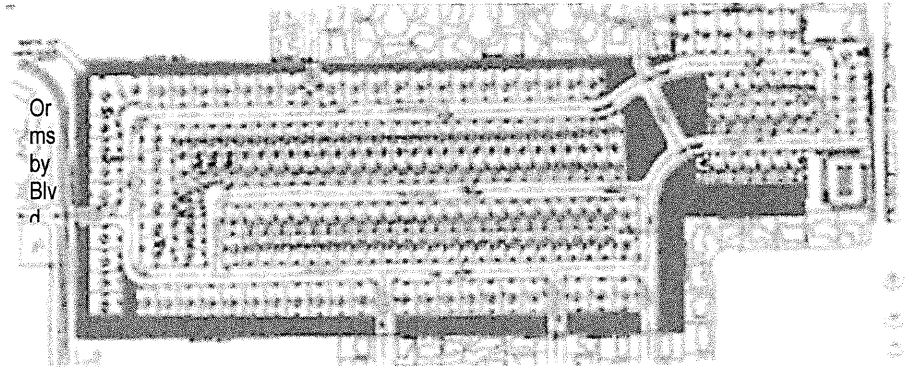
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Hello Nancy,

Please share with the Board of Supervisors and Mayor for the Jan. 16th meeting.

Thank you,
Bepsy

Lot SqFt	Qty
<5000	6
5000	119
5001-5200	2
5900-6000	4
6100-6800	3
7000-7600	2
7700	40
7701-8000	4
8100-8300	5
8500-8800	8
9400-9900	7
10700-10900	2
14930	1
Total:	203



The open space known as the **Andersen Ranch** is again under attack by developers. This time they want to put 203 single-family homes on 48.2 acres on lots ranging in size from 4,700 to 14,930 square feet. The property is zoned SF6 and SF12. They are applying under a section of the Carson City Municipal Code, 17.10 that allows developers to do this to a neighborhood.

We held a community meeting in November and are planning another **on January 6 at 5:30 PM at the Fandango Ballroom. Everyone is invited.**


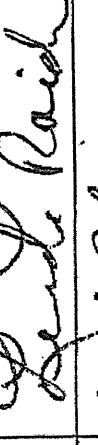
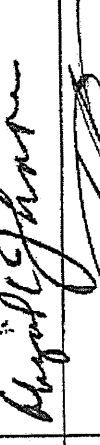







We have been heard in front of the Planning Commission where many spoke against this development for reasons such as traffic, school crowding, inadequate medical facilities, small lots, potential for flooding, and many others. The Planning Commission did not listen, they approved the development.

SaveOpenSpace – Carson City will be requesting the below conditions be attached to any Board of Supervisors approval at their hearing on January 16th. If you agree, please sign the petition. Thank you.

1. Archaeologist(s) be on-site when digging/drilling begins to safeguard any relics, remains, or other evidence of past Native American presence or any local or natural history phenomenon.
2. Construction and related activities limited to the hours of 8 AM to 6 PM, Monday to Friday.
3. All homes will be built at existing grade.
4. All homes will be only 1 story high,
5. All homes around the periphery will be only 1 story high with a review by the community of the architecture and height.
6. The Ormsby and north side "trails" will be at least as wide as the "trail" from the trail-head on the south.
7. All perimeter "trails" will be a minimum of 30 feet wide.

8. No 3 car garages.
9. All roads being connected to this development from the north and south will be for **bicycle/pedestrian/emergency vehicles ONLY** and will be equipped with Fire Department special gates.
10. The developer will reimburse the city the cost of the stop sign at Mountain and Fleischmann.
11. The developer will pay for any traffic signals required at Washington and Richmond (or anywhere else).
12. All homes on the periphery will be sited as far to the FRONT of the lot as possible.
13. No lots to be smaller than 5,000 SF.

rsen Ranch Petition Dec 2019-Jan 2020

Name	Address	Signature	Email
Paul Roide	2243 ST. GEORGE		PAROIDE@CHARTEB.INGE
Inda Roide	2243 ST. GEORGE		kroide23@gmail.com
Gail Johnson	1983 Maisin Way		saged183@gmail.com
Erica Onodio	804 N. Richmond Ave		onodie@att.net
Nancy Bailey	572 Chelsea Pl. CC		nmbailey93@gmail.com
Jackson	35 Sierra Circle CC		jack54@aol.com
ZAH LEMIRE	801 W SUNSET WAY		lemire_s@yahoo.com
Lyla Bowman	1520 Bolero Dr		bludolphineprodigy.net
JES PIMCOCK	1735 Newsum Pl		jlpowers@charter.net
ES Knutts	1010 N RICHMOND	C Knutts	CSKNUTTS@BUBBLE.NET
Dolly Klingelbat	1827 Chaise Dr		johnnydebbe@ATT.net

Hope Sullivan

From: CCEO
Sent: Monday, January 13, 2020 11:05 AM
To: Hope Sullivan
Subject: FW: Anderson Ranch

From: Christine Newell [<mailto:Christine.Newell@cbselectre.com>]
Sent: Monday, January 13, 2020 10:51 AM
To: CCEO
Subject: Anderson Ranch

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Board of Supervisors & Mayor, January 16, 2019 Meeting

The purpose of 17:10 is to set forth regulations to permit variation of lot size, including density transfer (cluster) subdivisions, in order to preserve or provide open space, protect nature cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage stable, cohesive neighborhoods offering a housing types.

Title 17:10 is inappropriately applied to the Andersen Estates Development as it does achieve the purpose as stated above.

We, the neighbors of Andersen Ranch, request the Board of Supervisors to return to previous zoning of Title 18 and repeal 17.10 as it is not following the intent of the "open space" portion. The "row house" design is archaic and does **Not Blend** with surrounding development. No one will complain about this development if it is consistent with the existing neighborhood.

Most of the green space will double as a catch basin for flood control and the rest as a small perimeter buffer between the current and new neighborhood. This does not constitute usable green space for anybody.

We realize development will happen. Make it graceful and spacious! please!!!! Our town deserves quality developments that makes neighbors proud over years to come. Happy residents makes a happy city.

Christine Newell Realtor
Address

324 Tahoe Dr
Carson City NV, 89703
775-721-5787

Maxine Nietz
1005 W. Long Street
Carson City, NV 89703
775.887.1294 / nevadamax@usa.com

January 13, 2020

Dear Mayor and Board of Supervisors,

Right now, the last of the family-owned ranches in our urban core are going from oases to deserts. Once again, we are before you regarding the Andersen Ranch. We were only informed of this project in November after the preliminary map was submitted. The conceptual map was submitted in February but the residents of Carson City were kept in the dark. We have called two meetings and the developer has called one. Many issues were raised and very few were resolved.

BUFFERS: These so-called buffers will NOT be green space for recreation for the entire neighborhood. They will be constructed, according to the staff report, as ***“off street/paved/shared at 10’ wide standard concrete ... with an adjacent 3’ wide decomposed granite path.”*** We do not call this recreational open space. In addition, the so-called buffers dead end behind my home. This will quickly become a place for late-night teen parties and bonfires, transient camping, and dumping of trash.

APPLICATION: The application is incomplete. It lacks, among other things, building setbacks for all lot sizes, site analysis, street/sidewalk cross section and details, details of the areas designated as “buffers.” Also, we have NOT seen any drawings or conceptual designs of the houses to be built on all lot sizes.

Why aren’t we collecting the required Residential Construction Tax? Why is this land zoned SF6 and SF12 and only taxed as Agricultural?

TRAFFIC: **TRAFFIC:** The standard process for preparing Traffic Impact Studies has several points of assumptions, estimates, or flat-out guesses. Here are some points a reviewer could focus on to pick apart a Traffic Impact Study:

1. Traffic Counts – we generally complete intersection turning movement counts on one day and then use that snapshot as the foundation for all of our analyses
2. Trip Generation – we use the national ITE average rate for each land use, which ignores potential high/low outliers and doesn’t account for local variation or rapidly changing traffic trends
(Bryant Ficek, PE, PTOE)

The submitted traffic study is completely wrong. In a development with 203 homes each with a 2-car garage, you cannot assume that there will only be 200 cars in the development. Further, this study shows 121 cars leaving the subdivision in the morning and only 116 returning in the afternoon. What happens to those 5 cars that do not return each day? Where are the other 285 cars? The study shows 84 night- shift workers leaving in the evening and only 41 returning in the morning. What happens to those other 43 cars that do not return after each night shift?

Their application states that ***“It is intended to develop the site without altering traffic patterns in the surrounding area... traffic will be diverted to the existing collector streets ... and not into existing neighborhoods to the north and south.”*** They also state, ***“traffic patterns within the existing neighborhoods will be far less impacted.”*** Less than what? And they go one to state, ***“it is anticipated that these roadways (existing stub streets to the north and south.) will get little use as they ... are less convenient”***

There is NO explanation of how this little trick is going to be accomplished.

They would like us to believe that most trips will occur in and out at Mountain and Ormsby. Again, how are they going to accomplish this trick? Anyone having to make a left turn in or out of the development will NOT prefer these roads as there are NO stop signs to facilitate left turns on or off these collector streets. Their study shows that Mountain and Ormsby will handle a combined total of 50% of the traffic, while Long and Washington and the local neighborhood streets will handle 50% combined. This is contrary to what they stated in the previous paragraph.

The developers show no concern over school children, our children, traveling to Carson Middle, Fritsch, and Bethlehem Lutheran schools.

ETHICS: At the November meeting with the developer and the community, Mike Railey of Christy Corp told the audience that *“all houses on the periphery will be single story.”* At the December Planning Commission meeting, Mr. Railey submitted a condition that the homes on the periphery would be a mix of one- and two-story houses. In other words, he lied to the community. As he left that meeting, he had a smirk on his face, as if to say *‘I got you!’* Is this the kind of person we want creating the future of our community? Both Mr. Railey and Mr. Chilson, of Headway Transportation LLC, were involved in the former application known as Vintage at Kings Canyon. Their new company, Christy Corp, is headed by Scott Christy who has only a bachelors in Civil Engineering. Well, so do I! Big deal!

The Andersen Family Trust has had poor judgement in selecting developers. Their first developer, Vince Scott, wanted to “bust” a residential neighborhood by getting approval for commercial zoning. Mr. Scott placed a 3-story brick commercial building up against the fences of homes on the north side; when called on it, he relocated it to the center of the Vintage plan and took the credit for himself. Their next developer, Infobrij.com, is under investigation by the District Attorney of a California county. Now, they bring back some of the same players under a new name and the first thing they do is lie to the community. And, none of these developers are from Carson City.

The city (read here TAXPAYERS like US) paid for the stop sign at Mountain and Fleischmann to aid the Vintage developers. This was done without warrants and without a sign-off by a traffic engineer. This is NOT what the citizens elected you to do, assist developers. We elected you to protect our way of life, our homes, and our children. The Declaration of Independence states. *“We hold these truths to be self-evident, that all men are created equal, that they are endowed by their Creator with certain unalienable Rights, that among these are Life, Liberty and the pursuit of Happiness.”* Even if you do not, we believe it. We believe that we are entitled to peaceful enjoyment of our property as much or more than some unknown people from another state.

In their application, Christy Corp states, *“this application... intends to provide single family lots without amendments to the SF6 or SG12 zoning that exists today.”*

NOT: they have applied under CCMC 17.10 not CCMC 18. CCMC 17.10 allows them to have very small lot sizes in exchange for no benefit for the existing neighborhood. We have repeatedly stated that we prefer standard zoning of CCMC 18 to any buffers, trails or paths, etc.

They also state, *“It is important to note that the Andersen Ranch Estate project is not affiliated with the Vintage project or the prior developer.”* True, except they used to work for him!

FLOOD: In October, the Carson River Subconservancy District entered into a \$148,000 contract with Kimley-Horn to conduct a Flood Mitigation Study for the West Carson City Flood Management Plan. They

anticipate producing a report in the fall/winter of 2020. We should wait, less than a year, for this new report to help our community be protected from flooding. Kimley-Horn has already begun the task of data gathering; a new subdivision right in the middle of the study area will affect that data.

This subdivision threatens to flood our properties, destroy our magnificent viewsapes, and elevate traffic on already congested Mountain Street to unthinkable levels.

However, we are aware of the possibility that you will think this is a good thing for our neighborhood. To that end, we request the following conditions be added to their application should you consider approval, for the protection of the existing taxpayers and homeowners of Carson City:

1. Archaeologist(s) be on-site when digging/drilling begins to safeguard any relics, remains, or other evidence of past Native American presence or any local or natural history phenomenon.
2. Construction and related activities limited to the hours of 8 AM to 7 PM, Monday to Friday.
3. All homes will be built at existing grade.
4. All homes will be only 1 story high, or
5. All homes around the periphery will be only 1 story high with a review by the community of the architecture and height.
6. The Ormsby and north side "buffers" will be at least as wide as the "buffer" from the trail-head on the south.
7. All perimeter "buffers" will be a minimum of 30 feet wide.
8. No 3 car garages.
9. All roads being connected to this development from the north and south will be for **bicycle/pedestrian/emergency vehicles ONLY** and will be equipped with Knox Box, Knox Gate & Key Switch or similar device.
10. The developer will reimburse the city the cost of the stop sign at Mountain and Fleischmann.
11. The developer will pay for any traffic signage required at Washington and Richmond (or anywhere else in the vicinity).
12. All homes on the periphery will be sited as far to the FRONT of the lot as possible.

Thank you for reading this letter.

Maxine Nietz

Resident, Home-owner, Business owner, Taxpayer, Volunteer and Voter

Kim Arnold
840 Saratoga Way
Carson City, NV 89703

January 6, 2020

Mayor Bob Crowell
The Carson City Board of Supervisors
201 N Carson Street, Suite 2
Carson City, NV 89701

Reference: Andersen Ranch Property

Dear Mayor Crowell and Board of Supervisors:

My name is Kim Arnold and I have lived on Saratoga Way for over 30 years. My husband and I purchased our home from his mother, he was raised in our home from the time he was three year olds. My husband has a lot of history in our neighborhood and very fond memories growing up in the area.

We have had many discussions regarding the development of the Andersen property and completely understand the family wanting to sell their property and other families wanting to move to the area. Of course, we would love the idea of keeping the property as open space; however, this is not realistic. All we ask is that the new neighborhood keep in the spirit of the surrounding neighborhoods. All of the homes have an individual look and the lots have a large enough space to have a front, back and side yards. In the City's Master Plan, it states, "the quality and character of established neighborhoods will be maintained." I think a unique characteristic is the look and feel of the "west side." It is a selling point for real estate. To maintain property values and keep the small town feel of the west side, it is important that the new development follow the aesthetic of the established surrounding neighborhood.

Why is Carson City planning to make all new developments so close to each other with little to zero lot lines and homes very similar with 2 to 4 choices of outdoor styles? We are starting to become California neighborhoods and losing the charm of Carson City. We have growth in the South portion of Carson City with the "T-Car" development, apartments by the Fandango movies, apartments behind Kohl's, townhomes by the Post Office, townhomes by Starbucks on Highway 50, apartments on Hot Springs Road, homes in the Silver Oak area. In addition, proposed developments for Highway 50/Deer Run road and Saliman and 5th street. All of these developments have similar characteristics in that they all have small lots, trying to get in as many apartments/homes onto a parcel of property as possible.

What is happening to the charming feel and characteristic of Carson City? What is happening to the small town that Mayor Crowell and Supervisor Giomi grew up in? Why did we decide to change Carson Street to a two lane main street? Wasn't it to maintain a "homey" atmosphere where people feel comfortable to walk and shop downtown? Why are we pushing to expand Carson City in every direction so fast and feverishly? Just because we have the open space to build, does it mean we should?

I know the Andersen property will be developed. Please consider the development of the Andersen property to look and feel like the neighborhoods that currently surround the property. Please consider using the larger single-family lot lines. **Keep Carson City looking like Carson City, Nevada.**

Thank you,



Kim Arnold