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**From:** whtreadaway <reg.only.treadaway@protonmail.ch>

**Sent:** Monday, December 14, 2020 11:35 AM

**To:** Planning Department <planning@carson.org>

**Subject:** Public Comment for Planning Commission Meeting 15 December, 2020 Regarding Eagle Valley Middle School Special Use Permit LU-2020-0046

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OFFICIAL PUBLIC COMMENT -

I am William Treadaway, Carson City resident and neighbor to Eagle Valley Middle School (EVMS).

Thank you to the Planning Commission for this opportunity to provide public comment regarding the Eagle Valley Middle School Special Use Permit LU-2020-0046.

This project discusses the addition of infrastructure that would, initially, handle approximately 950 students. This results in an approximate 25% increase in student load and excludes additional staff or administration necessary to support the school. I am concerned with several missing aspects relating to the special use permit:

**Traffic:**

As residents surrounding EVMS, we have noticed a significant increase in student pedestrian traffic, staff arrivals and departures, buses and most importantly parental traffic during drop off and pick-up times. The special use permit does not clearly specify what or how the Planning Commission would study or address the increased traffic in the neighborhood. These need to be studied and reported before the special use permit is approved. The recently added school zone areas and times for limiting speed limits in the neighborhood may have helped with the safety of the children, it has not helped with the school related traffic.

It would be easy to suggest that 5th Street be widened, to include pick up and drop off designated spaces as well as a true through lane and a dedicated left turn lane into the east entries of the school parking and pick up areas. In reality, the Planning Commission would need to implement two, in-depth traffic studies to ensure this being a successful project.

The studies should indicate normal neighborhood traffic (most likely measured by automatic traffic counters on 5th street at the intersection of 5th and Carson River Road; Carson River Road after Buzzy's Ranch) which would provide true ingress and egress measurements from our limited access neighborhood.

The second would most likely need to be actual Public Works employees physically observing the congestion and street blockages created by the numbers of parental arrivals and departures for multiple days.

Of course these studies would need to be made without the current impact of Covid-19. The studies need to reflect the real impact observed in the fall of 2019 and the increasing patterns associated with

additional students. Note that the drone results done in 2019 most likely do not reflect the true congestion during pick up and drop offs.

I believe these studies would definitively show the negative impact increased school related traffic has during drop off and pick up times. I also believe these studies would show parental traffic executing illegal U-turns along 5th Street (as promulgated in NRS.484B.363) within a school zone.

The impacts are real - There have been school days, particularly in the afternoons where East bound 5th Street has been completely blocked from the intersection of 5th Street and Carson River Road, whereby vehicular through traffic is not possible. This is directly associated with parental traffic waiting in the east bound lane to enter the pick-up area in front of the school. My fear is a neighbor needs critical medical attention or there is a residential fire and emergency services can not reach the residence, particularly Cambridge Court, Regent Court and/or Brittany Ct. Other residence responses would be delayed, possibly significantly, if emergency services were forced to use Hell's Bells Road or Carson River Road as their main entry.

Additionally, the bike lanes are blocked due to congested parking along both east and west bound lanes of 5th street, in front of and extending from the front of the school waiting to pick up students.

**School Visual, Noise and Light Impact:**

I would like to see how the school with mitigate visual, noise and lighting pollution now, as well as after the expansion.

Currently, the video display on the North side of the building remains on 24 / 7. At night, the glaring lights detract from the aesthetic value of the neighborhood. On non-school days (holidays, breaks, weekends), the tones for school starting and ending continue to sound. This noise and light pollution should be easily remediated by turning them off during non essential usages. In addition, the neighborhood as well as the citizens of Carson need to be actively involved in the visual impact the school will have, especially since it may well be the tallest structure on the east side of the city. During the demolition, the school information marquee should be removed, as the school no longer uses the marquee and it does not serve the community in any way. As such, it detracts from the visual aesthetics of the neighborhood.

I again thank the Planning Commission for this time and look forward to the aforementioned items being addressed and implemented.

Respectfully,

William Treadaway