

From: att@e.att-mail.com
To: hferris@carson.org
Cc: [Public Comment](#)
Subject: Borda Crossing Development Sub-2020-0016 and Zoning Map Amendment ZA-2020-0005
Date: Sunday, January 17, 2021 10:24:45 PM

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

I am responding in writing as required to both the Carson City Planning Commission and Carson City Board of Supervisors to state I am in agreement with my neighbors to deny the proposed Borda Crossing Development and deny the proposed change to the Zoning regulations from 1-Acre single family parcels to 28 residential lots in the size of 5009-6000 square feet.

Vehicular access is proposed from Silver Sage Drive and Center Drive. Currently the City of Carson has not maintained the roads in southeast Carson City to carry the proposed increase in traffic. One only has to drive around southeast Carson to see the condition of the roads. Years ago there was a tax increase passed by the citizens to maintain and repair southeast Carson roads and the funds were to sunset. The City (Carson City Board of Supervisors) met prior to the sunset of the tax and approved removal of the sunset restriction. The City did not spend the funds for the purpose intended nor could they identify where the funds were actually used other than thru general funds. One needs only to drive from Koontz south on Center or Ponderosa or Bigelow the short distance to Roland and see the deteriorated condition of the streets. East and west streets are just as poor. The roads are not satisfactory for increased traffic.

Not only are the roads poorly maintained, there are not enough Public Works employees to take on the challenge of a densely populated subdivision. I live on Muldoon Street and my property holds a section of the ditch that carries the water from the I-580 reservoir to Clearview. The water in the ditch comes from the west under Muldoon Street thru a syphon directed in a curved manner at my retaining wall forcing the water to turn and flow north where it makes a turn west and shortly after makes another turn north to angel itself to the corner of Clearview & Hillview where it goes underground to the 5th Street water station. From July 2017 to December 2020, Public Works did not work any maintenance on my ditch property. My yard would flood every time it rained. The stormwater crew came in December 2020 and spent 3+ days to repair the ditch for which I am grateful. The only test of the repair was the most recent storm and water stayed in the confines of the ditch and did not flood my yard. However, the ditch does not empty so additional work will be needed before summer as standing water is a breeding ground for mosquitos that carry diseases. I am concerned at the length of time it will take the crew to return for the needed repair when rains do come. The subdivision being built on the Lompa property on the flood plains will keep several workers busy. Does Public Works have enough employees to take on another new subdivision and respond to the service needs of existing and new residents?

I am also concerned about the need for water. Is there enough water to supply the new subdivision as well as service the existing residents? Which well will service the new subdivision? Will everyone have good water pressure. I water late at night as my water pressure is very poor. Will water need to be purchased from Minden again as we are facing a severe draught this summer?

I, like my neighbors, have located on the one acre parcels for peace and tranquility. If the Borda Crossing is anything like the 2-story homes in back of Kohl's, they will block the mountain views and are totally out of character and style with the rural atmosphere of our large yards, shade trees, sheds for RV's & car enthusiasts and animal enclosures. The colors are extremely off beat. Please leave the 5,9 acres for 1-acre homes and send the Borda Crossing north or east of Carson to develop their densely populated subdivision.

Thank you for the opportunity to submit my comments. Karen Crandall, 4521 Muldoon St, Carson City, NV 89701 Ph. Cell 775-721-5737, Home 775-883-1247

From: [Scott Hoen](#)
To: [Public Comment](#)
Cc: scott@scotthoen.com
Subject: Public comment for January 21 Board of Supervisor meeting
Date: Wednesday, January 20, 2021 11:38:09 AM

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

I am a Carson City resident and have been volunteering at the Carson City Rifle and Pistol Range for the past 5-6 months.

I am one of your Volunteer Range Safety Officers and usually volunteer every other Sunday morning giving back to the community.

I realize you will be speaking about range improvements and would like to add one important item for consideration. The range needs better cell phone coverage in the event of an emergency. You do not want to send people to the top of the hill to get reception. What ever you can do to add a booster or tower or whatever to improve that one aspect for safety would be appreciated by all.

You don't want to have an emergency, without cell service, with a severe accident that needs attention and if you can't call dispatch, park ranger or medical attention.

Thank you for your consideration

William Scott Hoen
2689 Danielle Drive
Carson City, NV 89706
(714) 270-9607

Make it a Profitable Day!

Scott Hoen
Cell: (714) 270-9607
Scott@ScottHoen.com

<http://www.facebook.com/scott.hoen>
<http://www.linkedin.com/in/scotthoen>

Dear Heather Ferris,

I want to go on record in support of my neighbors opposing the project, File Number SUB-2020-0016. The fact that the community is already not too crowded, it is a perfect area for my children to be able to walk to school safely. Our view of the stars and mountains is not something we want to get rid of. The traffic it creates will not only lead to safety problems but take away the peace our area already has developed.

Thank you,

Armando Ramirez

583 Summerfield Dr.

Carson City, NV 89701

Supplemental Comments
Carson City Board of Supervisors (JJ Summers LLC Rezoning ZA-2020-0005)
Carson City Planning Commission (Borda Crossing SUB 2020-0016)

Daniel Goggiano
4475 Bigelow Drive, Carson City 89701
January 19, 2021

I would like to first acknowledge that I have had the opportunity to review the comments that have been submitted thus far by my neighbors. For the record, I agree with and support the concerns regarding the Borda Crossing development.

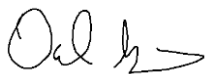
Based on all comments and raised concerns, there can be no doubt that there will be significant impact on the adjacent existing neighborhoods. This is in direct contradiction to Guiding Principle 9 of the existing Carson City Master Plan which states that *"The City will also work to maintain the quality and character of established neighborhoods and ensure that infill and redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods located within the City's urbanizing areas."*

There is no compelling reason to allow development beyond the current zoning of the land and allowing it substantially changes the character of the established neighborhoods. I currently live in this area, with goats and chickens on my property. We moved to this location so that we could enjoy that rural lifestyle and we purchased our property with that in mind. If we, as a community, allow unbridled development in areas that are not planning for it, the repercussions will be direct and substantial to adjacent communities.

The age of our Master Plan is of concern to me. I cannot state with any certainty that it reflects the current will and desire of the community. That said, we must either adopt it as correct, and thus rule against this application because of its impacts on existing neighborhoods, or we must address the current Master Plan with a formalized process that involves community input such as the process that was used in 2006.

I appreciate the ability to submit these comments in these challenging times. I would suggest that live, in-person comment periods would be much more appropriate in highly contested applications such as this one.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan G", with a horizontal line extending to the right.

Daniel Goggiano
4475 Bigelow Drive, Carson City, NV 89701

From: [Darlene Warnock](#)
To: [Planning Department](#); [Heather Ferris](#); [Public Comment](#)
Subject: Borda Crossing Development Sub-2020-0016 and Zoning Map Amendment ZA-2020-0005
Date: Tuesday, January 19, 2021 3:59:16 PM

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

I am responding in writing on January 19, 2021 as required to both the Carson City Planning Commission and Carson City Board of Supervisors to state I am in agreement with my neighbors to deny the proposed Borda Crossing Development and deny the proposed change to the Zoning regulations from 1-Acre single family parcels to 28 residential lots in the size of 5009-6000 square feet.

I live in the Southpointe subdivision, and enjoy being in an area where traffic is lighter and the houses are built in such a way as to provide wonderful views of our mountains. However, the roads south and east of me are poorly maintained and more development will erode them even further. I worry about maintenance crew availability to keep the areas cleared of debris to facilitate rainwater flow to underground passages, preventing flooding. I see articles in the paper during instances of flooding where the owners being impacted state the ditches and grates made to contain and direct the water flow are not maintained but filled with branches, leaves, and other built-up debris. Will more thought go into proper drainage systems during building? I understand wanting to increase the tax base for additional revenue, but building too quickly with no thought to the long-term impact on the community can be more costly in the long run.

Already there are huge building projects in process (Carson Hills Apartments, Little Lane project Arbor Villas, Jackson Village behind Kohl's, Mills Landing, Schultz Ranch and Silver Oak) as well as the projects still being planned (Anderson Ranch, Lompa Ranch, Emerson Drive Cottages, Silver Crest Condominiums, Silverview Townhomes). There may be others I am unaware of, but that is a lot of homes. All of those homes will require services, including water. Water to build the homes, then water for the families—laundry, bathrooms, cleaning, drinking, cooking, gardens, lawns. Can we meet these needs? Will the schools we presently have be able to absorb the increase in children?

This is a rural area, and while I do not have horses I feel badly for those who do have them, and want to enjoy them, to ride them and revisit that heritage. They are being boxed in as development encroaches and promises to allow for that rural atmosphere are forgotten. Those who purchased larger tracts of land to ensure adequate space for the lifestyle they wanted are being forgotten in the excitement of the building rush. Can we please slow all this building down a bit? Or if not, then at the very least keep the one acre minimum per house for the Borda Crossing Development.

Thank you for your consideration of my concerns, which I would like included in the

record for consideration.

Darlene Warnock
3919 Southpointe Drive
Carson City, NV 89701

January 19, 2021

Dear Planning Commission members,

Re: SUP-2020-0016

I am commenting about the development proposal being requested for the SUP-2020-0016 on the Corner of Silver Sage Dr. Clearview and Center Dr.

I live at 4071 Center Dr. and will be directly impacted by this development. I am very concerned about the additional traffic that would be caused by adding a through street from Silver Sage to Center Dr. I have seen equestrian accidents from inconsiderate drivers. They do not realize horses take flight when startled. There are many horse owners in the area that commonly ride their horses on the shoulder of Center Dr. including my wife. Also there are other people that use the street for walking their dogs to the Park on the north end of Center Dr., children riding bicycles, moms with strollers, runners, and sledders in the winter.

Also, I believe a transition zone from 1 acre to 21,000 zone should be included on Center Dr. and Clearview Dr. to transition to medium density properties accessed from Silver Sage. This we agreed with when the housing development across the street was built. I also don't think the two story townhouses are in harmony with the current neighborhood.

Respectfully,

Kenneth Creech
4071 Center Dr.

From: [NV Home](#)
To: [Public Comment](#)
Subject: Range improvements, YES
Date: Wednesday, January 20, 2021 1:04:44 PM

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

The evolution for our city range has been wonderful. Any improvements for safety, always FIRST and access for qualified and registered citizens is appreciated.

Tax paying property owner -
Mike Meenan
4268 Pheasant Drive
Mail: P.O.Box 22405
Carson City, NV 89721
415 721-2448
nv-home@earthlink.net

January 19, 2021

To members of the Carson City Planning Commission the Board of Supervisors

Re: SUP-2020-0016. Tentative Subdivision Map known as Borda Crossing to create 28 single family residential lots on a 5.27 acre parcel zoned Single Family 1 Acre (SF1A), located at the northeast corner of the intersection of Silver Sage Dr. and Clearview Dr. APN 009-124-03SUB-2020-0016

Re: Zoning Map Amendment – File No. ZA-2020-005

I am writing to provide public comment to the above references and request that they be included in the record for consideration by the Planning Committee and the Board of Supervisors.

I currently reside at 4071 Center Drive and have lived at this residence on two acres for 43 years. My father homesteaded this property in 1957, with the intent to maintain a rural lifestyle for his family to enjoy in the future. Center Drive was a dirt road when my family developed and moved on to this property. It is important to keep this area as a rural lifestyle with low density residential area to maintain the resident's quality of life.

I have owned and housed horses on my property the entire time I have lived here. I have enjoyed riding my horses leisurely on the neighborhood streets, trail riding on Prison Hill and across the Carson River. One by one my access to these areas have been cut off. I participated in both the planning of public access on Prison Hill and the Carson River, advocating for an overhead bridge for non-motorized access over the freeway on Valley View Dr. and a bridge over the Carson River at the old McTarnahan bridge site, both of which were filed in the drawer as unfeasible.

In every single Carson City Public Opinion Survey the leading concerns to the quality of life is traffic congestion and growth issues. I have witnessed enormous growth in south Carson and huge traffic increase. It is very apparent the highest priority concerns of the citizens are being ignore by our city leaders. The recent high density developments approved in South Carson proves this outright.

It is outrageous to me that the Planning Commission would even consider allowing the proposal of a high density subdivision directly across the street from one and two acre residences and ruin the quality of life of these home owners. It is unbelievable that this is even being proposed without any regard to the public comments received from the surrounding home owners at the time of the Zoning Map Amendment meeting in May of 2020. I am strongly opposed to this proposal. It is in no way compatible with the area landscape, restricts views, and intrudes on open space and wildlife in the area as well as the residents' quality of life. It is very evident that the developer wishes to cram as many homes on this 5 acre parcel as possible because of their own greed for money.

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The rezoning and development of this 5.27 acre property should be consistent with what is already developed within this block, maintaining similar lot lines. The neighboring residents agreed with the rezoning at the time of the South Pointe development in the 1990s that there would be 1 acre parcels along Center Dr. with access to higher density homes on Silver Sage Dr. via a cul de sac and no access from Clearview Dr. as is the case on Koontz Lane.

In addition, I am adamantly opposed to a street being proposed from Silver Sage to Center Drive. This would greatly increase the traffic on Center Dr. As traffic increases so does speed, which is not suitable with the current aspects of existing street use. Anyone can see Center Dr. is used for recreation and exercise, appealing to neighborhood residents as walkers, joggers, dogs, strollers, horseback riders, bicycles and others as well as those visiting our city Mayor's Park located on the corner of Center Dr. and Koontz Lane.

I urge the commission to vote no on this project proposal. Thank you for your consideration of these comments.

Sincerely,

Connie L. Creech
4071 Center Dr.
Carson City, NV 89701

Jan. 19, 2021

Ford/Ransom Family
527 Summerfield Dr
Carson City, NV 89701
donna.ford@evrealestate.com
530-391-6655

Hello,

Letter to the Planning Commission for Input Regarding Borda Crossing (North Clearview Drive between Silver Sage Drive and Center Drive), File SUB-2020-0016

We want our comments included in the record for consideration by the Planning Commission.

We are new to the neighborhood as of Jan. 6, 2021. We were just informed by a neighbor on Sunday Jan. 17th, 2021 about the proposed Planning Development regarding Borda Crossing. I am also the real estate agent that represented us in the purchase of our home. One of the first questions I asked the sellers agent, Claudia Saavedra is if there was notification to the current owners regarding any development for the property located directly behind the home known as Borda Crossing. She said the owners have not received any notification of any new development and she had not known of any either but only that it could possibly be developed on in the future. This was a couple days before submitting our offer on Nov. 12, 2020.

It seems that after talking to neighbors that no notifications were sent to anyone regarding this proposed development. I have to ask why this would be?

We are concerned for the new development on many different levels but one main concern we have is the small size of the proposed lots to be able to squeeze in many homes in such a small space. Another concern is if indeed all the homes will be 2-story. They are also proposing a community style back yard to the these homes. It is clearly not keeping in with the current neighborhood if this is the case. It will also increase the traffic flow in the area.

There is already an approved development for townhomes across from the proposed Borda Crossing development by the same developer. This is to much development in two small areas.

We do understand the need for housing but it should be done with keeping in with the current neighborhood and the homeowners should have been a part of this process from the beginning.

Thank you for your time and consideration.

Sincerely,

Donna Ford
Mark Ford
Martin Ransom