



## STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** February 18, 2021

**Staff Contact:** Heather Ferris, Associate Planner

**Agenda Title:** For Possible Action: Discussion and possible action to introduce, on first reading, an ordinance relating to zoning and establishing various provisions to change the zoning from Single Family 1 Acre (SF1A) to Single Family 6,000 (SF6) on property located at the northeast corner of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

Staff Summary: The applicant is seeking to rezone a vacant 5.27-acre parcel from SF1A to SF6 consistent with the Master Plan designation of Medium Density Residential. The Board of Supervisors ("Board") is authorized to approve the zoning map amendment. The Board considered the Zoning Map Amendment on June 18, 2020; however, the Board declined to take action and continued the matter to allow the applicant to either bring forward an alternative zoning request or a lot layout that would address the concerns of the neighborhood. The applicant has since applied for a Tentative Subdivision Map, SUB-2020-0016, pursuant to Carson City Municipal Code ("CCMC") 17.10- Common Open Space Development, proposing the creation of 28 single family residential lots with 1.13 acres of common open space.

**Agenda Action:** Ordinance - First Reading **Time Requested:** 30 mins

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### **Proposed Motion**

I move to introduce, on first reading, Bill No. \_\_\_\_\_.

### **Board's Strategic Goal**

Quality of Life

### **Previous Action**

June 18, 2020: The Board considered the Zoning Map Amendment on June 18, 2020; however, the Board declined to take action and continued the matter to allow the applicant to either bring forward an alternative zoning or a lot layout that would address the concerns of the neighborhood.

May 27, 2020: The Planning Commission recommended approval by a vote of 6-1.

### **Background/Issues & Analysis**

The Board is authorized to amend the Zoning Map. The Planning Commission makes a recommendation to the Board. Please see the attached May 27, 2020 Planning Commission staff report and packet.

### **Applicable Statute, Code, Policy, Rule or Regulation**

CCMC 18.02.075 (Zoning Code Amendments); NRS Chapter 244; Article 2 of the Carson City Charter.

**Financial Information**

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted?

Explanation of Fiscal Impact:

**Alternatives**

Do not introduce the Ordinance and do not amend the zoning map.

**Attachments:**

[Attach 1-ZA-2020-0005 DRAFT Ord \(2-18-21\).doc](#)

[Attach 2-Letter to Continue ZMA\\_Jan 6, 2021-signature.pdf](#)

[Attach 3- Public comment received following 6-18 BOS.pdf](#)

[Attach 4- 6-18 BOS minutes.pdf](#)

[Attach 5- 5-27 PC minutes.pdf](#)

[Attach 6a- ZA-2020-0005 -5-27-20 Planning Commission Packet and late material.pdf](#)

[Attach 6b- 6-18 late material.pdf](#)

**Board Action Taken:**

Motion: \_\_\_\_\_

1) \_\_\_\_\_

2) \_\_\_\_\_

Aye/Nay

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
(Vote Recorded By)



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

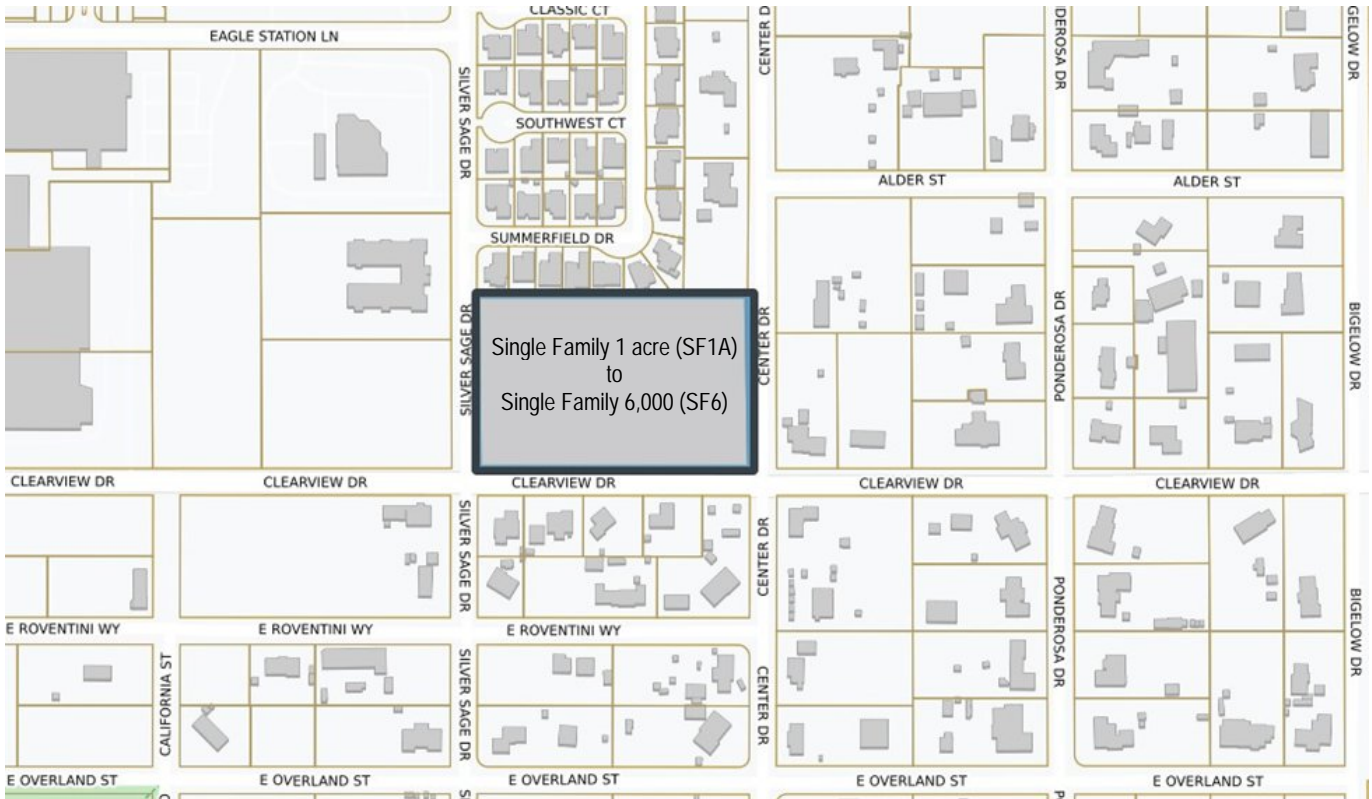
Lori Bagwell, Mayor

ATTEST:

\_\_\_\_\_  
Aubrey Rowlatt, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_,  
2021.

# Attachment A



January 6, 2021

**Ms. Heather Ferris**

Carson City Community Development  
108 E Proctor Street  
Carson City, NV 89701  
hferris@carson.org

**RE: ZONE CHANGE FROM SF1A TO SF6 FOR APN 009-124-03**

Dear Ms. Ferris,

On May 27, 2020, the Carson City Planning Commission heard a request to change the zoning for Assessor's Parcel Number (APN) 009-124-03 via file number ZA-2020-0005. The Planning Commission voted 6 to 1 in favor of the zone change, forwarding a recommendation of approval to the Board of Supervisors. On June 18, 2020, the Board of Supervisors heard the first reading of an Ordinance to amend the zoning, but chose to table the item, commenting on the lack of any assurances regarding a development plan for the property.

While I was not the applicant for ZA-2020-0005, I am actively pursuing approval of a tentative map for APN 009-124-03 with a design that requires approval of a zoning amendment to SF6 (file SUB-2020-0016). Please accept this letter as my formal acknowledgement that I would like to continue the process of the zoning amendment for APN 009-124-03, to be considered concurrently with the tentative map I have already submitted.

Don't hesitate to contact me if you need additional information.

Sincerely,

*Mark B. Turner*

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Mark Turner  
RPJ NV LLC  
508 N Curry Street, Ste B  
Carson City, NV 89703  
silveroakmark@me.com

**Heather Ferris**

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**From:** Michael Tanchek <mtanchek@yahoo.com>  
**Sent:** Thursday, February 4, 2021 3:10 PM  
**To:** Heather Ferris; Planning Department  
**Cc:** Krista Leach; Connie Creech; Karen Crandall; Alex Tanchek  
**Subject:** Public Comments-Borda Crossing  
**Attachments:** 1- Zoning Map findings.odt

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Per Janet Busse, I am forwarding the attached Objection to the Borda Crossing findings to be included in the packet forwarded to the Board of Supervisors for review.

Thank you,

Michael Tanchek  
740 Clearview

Carson City Board of Supervisors  
 February 18, 2021  
 ZA-2020-0005  
 SUB 2020-00016  
 "BORDA CROSSING"  
 OBJECTION TO ZONING MAP AMENDMENT FINDINGS  
 and  
 TENTATIVE SUBDIVISION MAP

In order to approve a zoning map amendment, the Board of Supervisors must make three fundamental findings of fact. Mere conclusory statements that lack substantial evidence to sustain those findings are not sufficient. This is particularly true in a case like this one, where the evidence weighs more heavily in favor of denying the application.

Based on the following opposition to the findings in the Staff report, I submit the following Motion for the Board's consideration:

**I move to deny approval of the Zoning Map Amendment, originally filed as ZA-2020-0005, based on the inability of the required findings to justify the amendment and the inability of the Staff and applicant to bring forth either an alternative zoning or a lot layout that would address the concerns of the neighborhood as directed by this Board.**

I understand that approving this motion will have the result of denying approval of the tentative subdivision map for Borda Crossing SUB-2020-0016, as well. However, even though several of the local residents opposing the proposal have proffered a variety alternative zoning options and been ignored, I think we are still willing to work on developing a reasonable resolution of the matter as long as it is done in good faith by all of the parties.

**Finding 1 That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.**

A substantial number of Carson City's residents, not just those of us south of Koontz, are unhappy with the direction the City is taking. More often than not you hear the phrase "that's why we moved here." And usually it's not because of the "one size fits all approach to planning where diversity is defined as your choice of three house designs on a 6,000 square foot lot."

This finding presumes that the Master Plan itself represents how the residents would like to see the various neighborhoods and communities develop. Among the primary goals and policies of the Master Plan is regular updating in order "to reflect changes in the community's vision for the future." The Supervisors were just recently told that Staff might be ready to update the plan in another three years. It has already been 15 years since the last update. Slavishly following an obsolete plan is as bad, maybe worse, than no plan at all.



The Land Use Map identifies five residential use designations: Conservation Reserve, Rural Residential, Low Density Residential, Medium Density Residential, and High Density Residential. Residential ***land use categories are intended to protect the character of established neighborhoods*** and provide opportunities for new residential neighborhoods.

Goal 9.4 of the Plan deals with protecting the character of existing rural neighborhoods. It clearly states ***"(T)he character of existing rural neighborhoods will be protected"*** and ***"(T)he quality and character of established neighborhoods will be maintained."*** 9.4a states that the policy is to ***"(E)nsure that infill and redevelopment is designed in a manner that minimizes impacts on the character and function of rural neighborhoods."***

The area south of Koontz is one of the old Ormsby County communities. While some might argue that it is no longer a strictly rural community, the fact that people down here have all manner of livestock from chickens and goats to horses and cows, says otherwise. Elsewhere, the plan says ***"(C)luster developments that result in urban levels of density in an area with an otherwise rural character and that do not represent progressive expansion of existing urban densities should be prohibited."*** Welcome to country living at the urban-rural interface.

While NRS 278.250 says the zoning map designation shall be consistent with the Master Plan designation, the Supervisors have some discretion. The Supervisors changed the SF 1A zoning on the three Southpointe properties on Center Drive to SF 21 as a reasonable and acceptable transition between SF 6,000 and SF 1A. While not strictly consistent with the current Master Plan's zoning map, it is consistent with the established policy of mitigating abrupt transitions between different residential densities.

In a section entitled "Land Use Friction Zones" the Master Plan says to ***"Discourage rezoning of properties that create "friction zones" between land uses—for example, placing incompatible land uses such as industrial and residential adjacent to one another. Enforce standards for transitions between residential and commercial uses and develop standards for mixed-use development to address compatibility issues."*** At the last Supervisors' meeting in January, Supervisors Schuette and Giomi raised the issue of "friction" in a presentation of the annual report on the Master Plan. We are such a friction zone, and as it says, we should discourage creating rezoning in these cases.

**Finding 2 That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

When the terms and conditions recommended by Staff say there must be a ***"disclosure that properties in the vicinity are permitted to keep horses and other livestock and that there may be inconvenience or discomfort...that may arise in living in close proximity to such properties."*** It is a safe assumption to say there is a compatibility problem between the adjacent properties.

To say that the proposal will not have detrimental impacts to other properties in the vicinity is ridiculous. According to Staff, ***"(T)he proposed SF6 zoning will allow for lot sizes similar to those along the northern boundary of the subject parcel. The proposed zoning is compatible with adjacent land uses."*** To begin with, the proposal is to place 12 two-story houses adjacent to the back lot lines of the seven houses on Summerfield Drive and two on the south end of the Garling residence on Center. All of the adjoining homeowners (Ford, McMurtrey, Hernandez, Harrison, Ramirez, Stover, Qin Song, and Garling) are opposed to the plan as proposed because of the number of houses, noise, blocked views, and other things. Similarly, the Homentowskis, Shorts, and Canaries are opposed to the 14 houses proposed along Clearview across from them. When you add in the additional 20 homeowners within 600 feet of "Borda Crossing" who are opposed to the project as presented for a variety of reasons, it is quite evident that the impact is universally seen as detrimental to the neighborhood.

According to the Staff report, ***"This area of the City is beginning to transition into higher density residential developments. For example, the parcel immediately west of the subject parcel was recently approved for a townhome development."*** This incorrect narrative was echoed by Planning Commissioner Perry when he asserted that there is no demand for residences on one acre and everything is SF 6,000 or multifamily. There are currently three new homes on one acre lots on Center between Koontz and Clearview in various stages of construction and a fourth on Ponderosa. In addition, 28 new single family one acre houses were built (and sold out) at Canyon Vista adjacent to Clearview Drive less than a half mile east of Borda Crossing.

One possible exception could be Jackson Village, a 41 unit high density, walled-in island between the Southwest Gas equipment yard and Kohl's loading dock. However, this can hardly be considered to be transitional between anything. The parcel ***"recently approved for a townhome development"***, Silverview Townhomes, is nothing more than phase one of the State Street Development's plan for 62 dwelling units on less than eight acres at the corner of Silver Sage and Clearview. To say that the project justifies itself because it justifies itself is absurd.

**Finding 3 That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

That there is adequate capacity in the water and sewer systems is reasonable. However, the capacities of the storm drain and transportation systems bear some discussion.

First, the storm drain system. If it is adequate to handle storm run-off through the existing infrastructure, then there is no need to route the run-off away from the storm drain system on Silver Sage, as suggested by Susan Pansky in the original rezoning application. Instead, the proposal is to route it down to the intersection of Center and Clearview where there is no stormwater infrastructure. There are two existing domestic wells on property at that intersection, mine and Jean Michel Labadie's at Silver Peak Stables.

I have been arguing that concentrating the storm run-off in a retention basin (which I characterized as a leachfield) poses a threat to my groundwater. While the Staff insists that my fears are unfounded, Carson

City's Development Standards, in particular 14.1.10, states: ***Storm runoff retention and infiltration has been used to eliminate the need for constructing outlet structures and for ease of construction. However, problems with retention basins and infiltration facilities include perpetual maintenance requirements, soil expansion, siltation, decreasing infiltration capacity, insect abatement and also poses a hazard to city groundwater resources through possible contamination.*** That is clearly an adverse impact on my health, safety, and welfare.

Supervisor Bonkowski expressed his concern over conflicts with equestrians in the area. Center Drive is a popular equestrian street, as well as being used for walking, jogging, bicycling, and such recreational pursuits. Chapter 3 of the Master Plan has a section on compatibility with rural uses. At LDR 1.7 it says ***"(T)he rural character of established equestrian neighborhoods within the LDR designation should be preserved. Lot splits and infill development should be avoided within these areas and infill development occurring at potential conflicts with equestrian and small-scale livestock uses found in these areas."*** The Southeast Carson Circulation Study asserts that there is adequate existing street capacity in the area. If that is the case, there is no need to construct Bayonne as a through street in order to more fairly distribute the traffic between Silver Sage and Center. Silver Sage should be able to handle the additional traffic if Bayonne was a cul de sac and it would reduce some of the public safety concerns due to the recreational use on Center.

I could keep going, but four pages are enough.

Thank you for your consideration.

Michael Tanchek  
740 Clearview  
Carson City

**Heather Ferris**

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**From:** Larry <llvfr@sbcglobal.net>  
**Sent:** Monday, June 22, 2020 2:03 PM  
**To:** Bob Crowell; John Barrette; Stacey Giomi; Brad Bonkowski; bagwell@carson.org; Hope Sullivan  
**Cc:** electlisaschuette@gmail.com; fishingrampa@gmail.com; tahoeskier2@gmail.com; Heather Ferris  
**Subject:** Fw: Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03)  
**Attachments:** Zoning Map Amendment Input.pdf; ZA-2020-0005\_-5-27-20 \_Planning\_Commission\_Packet\_and\_late\_material.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Board of Supervisors,

Thank you very much for hearing our concerns and taking them into consideration by remanding this item back to the Planning Division.

The following is stated in the Carson City Master Plan (highlighted for emphasis):

Master plans are advisory in nature, serving to guide the community at a policy level and to guide future development decisions. In many instances, land use category designations on a Land Use Map may not directly correspond to a property's underlying zoning. Unless a community chooses to pro-actively re-zone properties that are not consistent with the Land Use Map, the property owner will be required to request re-zoning of the property as part of the development process to bring it into compliance with the master plan.

The zoning of a property provides that "entitlements" to development (i.e. what uses are permitted and at what densities). There is no requirement in Nevada State law requiring that the zoning of properties be brought into compliance with the Master Plan.

Per the current Master Plan Land Use Map, the South Pointe subdivision is designated Medium Density Residential (MDR). However, per the Carson City online interactive zoning map, all of the west side of Center Drive between Koontz Lane and the subject property is zoned SF21. There are no lots smaller than approximately 1 acre on Center Drive with the exception of the .5 acre parcel next to Mayor's Park. Ideally, both sides of Center Drive between Koontz Lane and Clearview Drive should be no smaller than 1 acre lots. Just because the Master Plan indicates that MDR includes Zone Districts SF6 and SF12, there is nothing that precludes larger lot zoning especially as a transition buffer to the Low Density Residential properties on the east side of Center Drive all the way to the Prison Hill Recreation Area.

Also, per the current Master Plan Land Use Map, the properties on the south side of Clearview Drive directly across from the subject property are designated MDR. However, per the Carson City online interactive zoning map, all of those lots

are zoned SF1A although the majority of them are .41 acre. Therefore, we don't understand why the east and south sides of the subject property cannot be zoned SF21 or, better yet, left at SF1A.

Please don't forget that not only is our semi-rural way of life in south Carson City gravely threatened, wildlife is also. We have had a six-point mule deer buck on our vacant 1 acre parcel on Center Drive. We have a coyote den somewhere off of Alder Street. We have great-horned owl nests in our area as well as resident Cooper's and red-tailed hawks. Occasionally, we have a bald eagle or an osprey. There are rabbits, bobcats, and raccoons along with the domestic livestock and many ground units. We are trying to stop the California style urban spread that is becoming so prevalent in Carson City but which should be vigilantly guarded against.

In addition, this is significant horse property but there is no longer anywhere to safely ride. The overpasses at Clearview Drive and Koontz Lane are far too dangerous to take a horse over to the Prison Hill area. We can no longer go south because of the freeway and the also dangerous Snyder Avenue overpass. We were supposed to get a pedestrian/bicyclist/equestrian/wildlife freeway overpass at Valley View Drive but, so far, that has not materialized and has probably been scuttled. What do we have to do to get that back on the drawing board because it is critical?

It is evident that the Master Plan has not always been adhered to so why should it be now? There are discrepancies in the zoning versus the Master Plan all throughout the south Carson City area. We are common citizens who are not familiar with the ins and outs of city planning. What lay person knows to also go looking for Master Plan documentation when they have found the online interactive zoning map to rely on? Many owners depended on the zoning laws in effect when they purchased their properties only to have those assurances taken away from them through no fault of their own. It is paramouly unfair to have a developer now try to dictate a change without a compromise which should only be in the best interests of the affected property owners who never saw this coming.

We would also like to suggest that the online interactive zoning map be updated to include prominent links to the current Master Plan and the Master Plan Land Use Map.

Respectfully submitted for your further consideration,  
 Krista E. and Lawrence L. Leach  
 Valley View Trust  
 4031 (& 4051) Center Drive  
 Carson City, NV 89701-6453  
 775-882-7769 home

----- Forwarded Message -----

**From:** Larry <llivfr@sbcglobal.net>

**To:** publiccomment@carson.org <publiccomment@carson.org>; bcrowell@carson.org <bcrowell@carson.org>; JBarrette@carson.org <jbarrette@carson.org>; sgiomi@carson.org <sgiomi@carson.org>; BBonkowski@carson.org <bbonkowski@carson.org>; LBagwell@carson.org <lbagwell@carson.org>

**Sent:** Saturday, June 13, 2020, 10:45:55 PM PDT

**Subject:** Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03)

Dear Board of Supervisors,

Attached please find our input with respect to the Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03).

We plan to call in at the beginning of the meeting as well. However, our input is lengthy so, in the interest of time, we would appreciate it if you would read it before the meeting and have it included in your packets. Obviously, we are passionate about this zoning map amendment and wish to have our voices heard.

Thank you very much,  
Krista E. and Lawrence L. Leach  
Valley View Trust  
4031 (& 4051) Center Drive  
Carson City, NV 89701-6453  
775-882-7769 home

**CARSON CITY MASTER PLAN  
Excerpts**

**RECEIVED**

JUN 25 2020

CARSON CITY  
PLANNING DIVISION

**GOAL 1.1—PROMOTE THE EFFICIENT USE OF AVAILABLE LAND AND RESOURCES**

**.1a—Balanced Land Use Plan**

Ensure that the City's Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity. The City should monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the recommendations of the City's Water and Wastewater Master Plans.

**.1c—Water Conservation**

Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs such as Carson City's Every Drop Counts—Be Water Smart program, which promotes low-water landscaping, provides incentives for the installation of low-flow fixtures, irrigation system timers, and other water saving devices.

**LOW DENSITY RESIDENTIAL (LDR)**

**DR 1.1—Characteristics**

DR neighborhoods will primarily include single-family residences.... Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting).

**DR 1.2—Density**

The LDR designation allows for lots ranging from 1/3-5 acres per dwelling unit (0.2-3 dwelling units per acre). Lot sizes for new development should be varied where possible to respond to the surrounding development context.

**GOAL 2.1—ENCOURAGE DIVERSITY IN CITYWIDE LAND USE MIX**

**.1d—Land Use Friction Zones**

Encourage rezoning of properties that create "friction zones" between land uses.... Enforce standards for transitions between residential and commercial uses and develop standards for mixed-use development to address compatibility issues.

**GOAL 6.2—PROMOTE COMPATIBLE INFILL AND REDEVELOPMENT**

**.2a—Neighborhood Compatibility**

Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.

**GOAL 9.3—MAINTAIN THE QUALITY AND CHARACTER OF ESTABLISHED NEIGHBORHOODS**

**.3b—Compatibility of Infill and Redevelopment**

Ensure that infill and redevelopment is designed in a manner that minimizes impacts on and is compatible with existing neighborhoods through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, the development of park and recreational facilities, connectivity to existing neighborhoods by a pathways system, and other neighborhood specific design considerations.

**GOAL 9.4—PROTECT THE CHARACTER OF EXISTING RURAL NEIGHBORHOODS**

**.4a—Infill and Redevelopment**

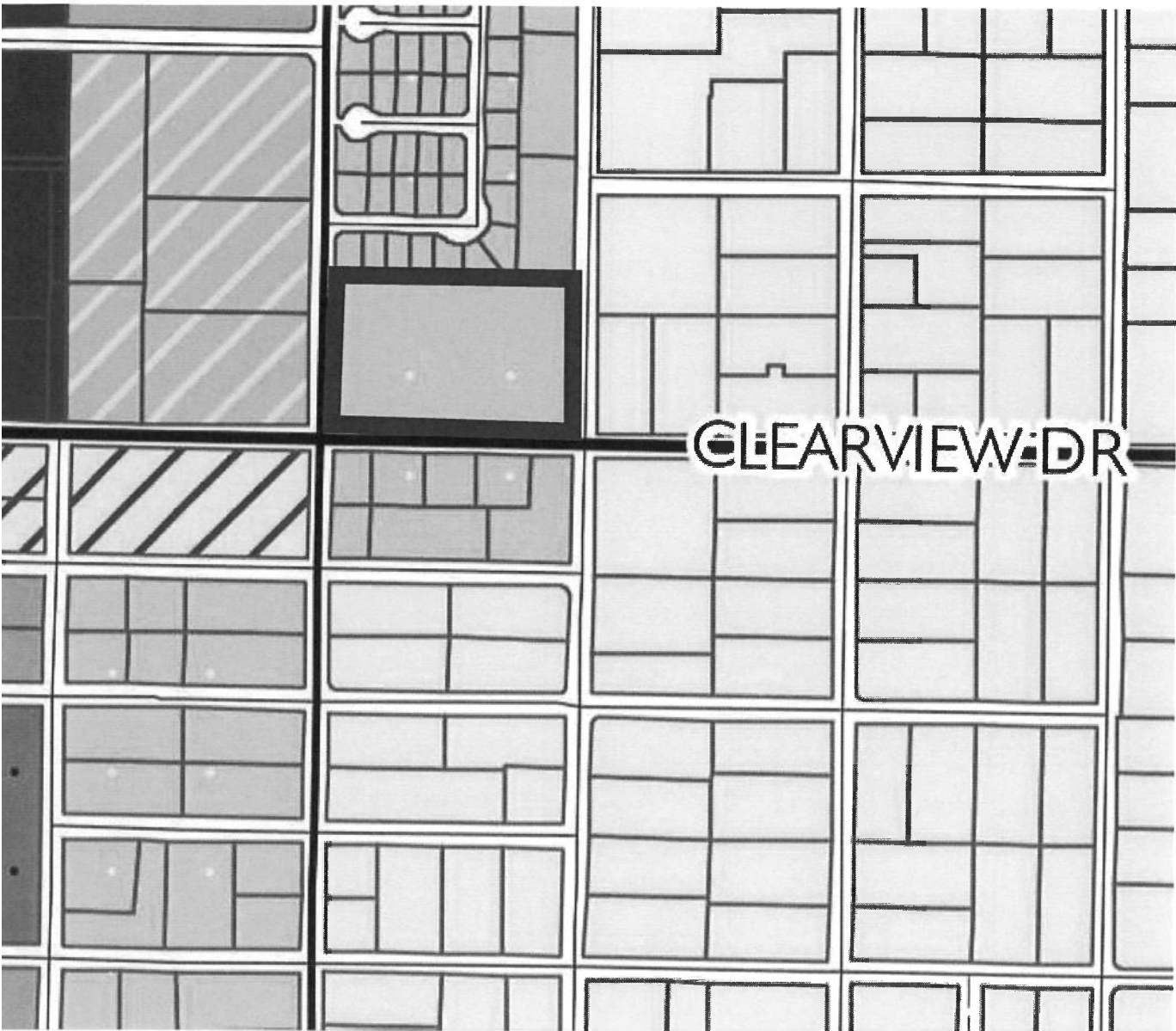
Ensure that infill and redevelopment is designed in a manner that minimizes impacts on the character and function of rural neighborhoods.

**.4b—"Spot" Rezoning**





Encourage "spot" rezoning of parcels within established rural neighborhoods that have not been identified as higher density on the Land Use Map and/or that are not contiguous with lots zoned for a comparable density.

<p><b>Low Density Residential (LDR)</b></p>	<p>1/3-5 acres per dwelling unit (0.2-3 dwelling units per acre)</p>	<p><i>Primary:</i> Single-family residences.</p> <p><i>Secondary:</i> Complimentary uses include schools, parks, recreation, and open space in a planned neighborhood setting.</p>	<ul style="list-style-type: none"> <li>▪ Mix of low density housing types in a neighborhood setting.</li> <li>▪ Suburban development standards generally apply (e.g. no curb/gutter/sidewalk, minimal street lighting).</li> <li>▪ Clustering of residential units is encouraged as a means of preserving open spaces while retaining a suburban density character and developments should be well-incorporated into the parks, pathways, and open space system.</li> <li>▪ The LDR category contains a number of established neighborhoods—change is not anticipated or encouraged in these areas.</li> <li>▪ <i>Relationship to previous Master Plan:</i> Low Density Residential combines the former Low Density Residential and Suburban Residential categories into a single category.</li> </ul>	<p>SF21, <b>SF1A</b>, MH1A, SF2A</p>
<p><b>Medium Density Residential (MDR)</b></p>	<p>3-8 dwelling units/ acre.</p>	<p><i>Primary:</i> Single-family residences.</p> <p><i>Secondary:</i> Complementary duplexes or townhomes on individual lots in a planned neighborhood setting, as well as parks, pathways, places of worship, schools, and other civic uses.</p>	<ul style="list-style-type: none"> <li>▪ Medium-density residential neighborhoods should contain a mix of housing types in a neighborhood setting.</li> <li>▪ Each neighborhood should have a recognizable center. Centers will vary in size and composition, but may include a combination of higher-density residential uses, parks and/or recreation facilities.</li> <li>▪ Neighborhoods should contain connective green spaces that unify the development and provide transitions between other areas and uses.</li> <li>▪ <i>Relationship to previous Master Plan:</i> Medium Density Residential combines the former Medium Density Residential and MDR/Mobile Home categories into a single category.</li> </ul>	<p>SF6, MH6, SF12, MH12</p>





### RESIDENTIAL

-  Rural Residential (5-20 ac/du)
-  Low Density Residential (0.2-3 du/ac or 5-0.33 ac/du)
-  Medium Density Residential (3-8 du/ac)
-  High Density Residential (8-36 du/ac)

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the June 18, 2020 Meeting**  
**Page 1**

A regular meeting of the Carson City Board of Supervisors was scheduled for 8:30 a.m. on Thursday, June 18, 2020 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

**PRESENT:**

Mayor Robert Crowell  
 Supervisor Stacey Giomi, Ward 1  
 Supervisor Brad Bonkowski, Ward 2  
 Supervisor Lori Bagwell, Ward 3  
 Supervisor John Barrette, Ward 4

**STAFF:**

Nancy Paulson, City Manager  
 Stephanie Hicks, Deputy City Manager  
 Dan Yu, Assistant District Attorney  
 Tamar Warren, Senior Public Meetings Clerk

**NOTE:** A recording of these proceedings, the Board's agenda materials, and any written comments or documentation provided to the Clerk, during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours. All meeting minutes and audio recordings are available for review at: <https://www.carson.org/minutes>.

**1 - 4. CALL TO ORDER, ROLL CALL, INVOCATION, AND PLEDGE OF ALLEGIANCE**

(8:31:20) – Mayor Crowell called the meeting to order at 8:31 a.m. and read the *Notice to the Public* incorporated into the agenda. Ms. Warren called roll and noted that a quorum was present. Louie Locke, Fountainhead Foursquare Church Pastor, provided the invocation. Mayor Crowell led the Pledge of Allegiance.

**5. PUBLIC COMMENT**

(8:32:58) – Mayor Crowell acknowledged receiving and reading (by the Board) all the written public comments. He also entertained additional public comments from callers. Krista Leach of Valley View Trust introduced herself and referenced her written public comments to the Board. She stated her opposition to agenda item 24.B, the first reading of an ordinance to rezone a vacant 5.266-acre parcel from Single Family One Acre to Single Family 6,000. Ms. Leach advised that the additional homes would result in increased traffic and would threaten the existing wildlife in addition to decreasing the available open space, calling it a “California-style takeover” and recommended voting against the item.

(8:37:22) – Michael Tanchek introduced himself and gave background on the recent developments around the subject property and believed the area should be developed as Single Family 21,000. Mr. Tanchek believed that would be a “great transition” from the properties chosen by the residents for a specific lifestyle and have horses, chickens, donkeys, and even a peacock. He recommended sending the item back to the Planning Commission to amend their past decision recommending the Zoning Map Amendment.

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the June 18, 2020 Meeting**  
**Page 9**

1:42:35) – Mayor Crowell introduced the item and explained that all the discussion taken place during item 20.A [of the Redevelopment Authority Agenda] would be adopted by reference. There were no additional comments; therefore, Mayor Crowell entertained a motion.

1:43:33) – Supervisor Bonkowski moved to adopt Resolution No. 2020-R-18, incorporating the changes read into the record during the discussion of item 20.A. The motion was seconded by Supervisor Giomi.

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Bonkowski
<b>SECONDER:</b>	Supervisor Giomi
<b>AYES:</b>	Supervisors Bonkowski, Giomi, Bagwell, Barrette, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**24.B FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION TO INTRODUCE, ON FIRST READING, AN ORDINANCE CHANGING THE ZONING FROM SINGLE FAMILY ONE CRE (SF1A) TO SINGLE FAMILY 6,000 (SF6), ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.**

1:43:49) – Mayor Crowell introduced the item. Associate Planner Heather Ferris introduced the subject property and presented the Staff Report with accompanying photographs, all of which are incorporated into the record. She also noted that Staff had been able to make all three findings and that the Planning Commission had commended the zoning change by a vote of 6-1-0. Ms. Ferris acknowledged the presence of applicant representative Susan Pansky and Development Engineer Steven Pottéy on the phone.

1:53:01) – Mr. Pottéy addressed several concerns noted in public comments stating that minimum distance standards between domestic wells and septic systems are enforced by the City; however, “there are no minimum distances for detention or infiltration basins.” He also explained that the subdivision map had not yet been submitted; therefore, the impacts on the intersection were not yet known and would be addressed “at the tentative map” stage. Mr. Pottéy clarified that any traffic impact analysis must take into account any “entitled projects as well as projected growth in the area.” He added that any required mitigation will be addressed at the project level. Mayor Crowell inquired about “a buffer zoning along Center and Clearview [Drives]” and Mr. Pottéy believed that the largest impact would be to driveways accessing both streets.

1:57:44) – Mr. Plemel clarified for Mayor Crowell that the zoning changes may have taken place during the Master Plan process in 2006 where land uses were evaluated, at which time surrounding property owners were notified of the changes. In response to a question regarding split zoning by Supervisor Bonkowski, Mr. Plemel explained that “it’s not against any policy or code to split zone this [property],” adding that such boundaries would be requested by the developer. Planning Manager Hope Sullivan addressed the second finding, compatibility, and offered to work with the applicant and return to the next meeting since “we do need to go back to a first reading [of the ordinance].” Supervisor Bonkowski expressed concern that there are horse properties to the east and south of the subject property, and wished to see a transition zone, compatible to the Master Plan designation,

**CARSON CITY BOARD OF SUPERVISORS**  
**Minutes of the June 18, 2020 Meeting**  
**Page 10**

i.e. Single Family 12,000. Supervisor Giomi was in agreement with the suggestion made by Supervisor Bonkowski. Mayor Crowell was in favor of "creating a better transition zone" as well.

(10:10:22) – Applicant representative Susan Dorr-Pansky introduced herself and noted that the Single Family 21,000 zone represented low-density residential zoning; therefore, was "not an appropriate zone in this location." She also believed that the current medium density residential zone provided "an adequate buffer," adding that the parcel was not large and "to split zone that really puts a constraint on us from a design perspective." She preferred addressing the compatibility element as part of the tentative map "and let us utilize the low density under the SF6 and if we need to cluster it as a part of the PUD (planned unit development) or a common open space subdivision, then we can certainly look at that." Discussion ensued regarding mitigation between the higher density residences and more cars with equestrians, and Ms. Pansky offered to look at the "best ways to direct traffic to make it impactful," through a deed restriction or disclosures, citing the Schulz Ranch project as an example. Supervisor Bagwell received confirmation from Ms. Ferris that larger lots may be part of the conditions of approval "if you can tie that mitigation back to one of the findings." Ms. Sullivan clarified that the item before the Board today was a zoning map amendment; however, with no future development, a deed restriction is not being discussed. She also reminded the Board that in a past discussion regarding the Anderson Ranch development, having single-story homes on the perimeter of the development had been done voluntarily. Ms. Sullivan recommended continuing the item should the Board be concerned about compatibility. She also clarified for Supervisor Giomi that a Master Plan amendment must be initiated by the property owner or the Board of Supervisors. Mayor Crowell entertained additional comments or questions and when none were forthcoming, a motion to continue the item.

**(10:25:07) – Supervisor Bonkowski moved to continue this item and direct Staff to work with the applicant to address the concerns brought up on the record today and bring the item back at a future meeting. The motion was seconded by Supervisor Bagwell. Supervisor Giomi was informed that the item did not have to be returned to the Planning Commission.**

<b>RESULT:</b>	<b>APPROVED (5-0-0)</b>
<b>MOVER:</b>	Supervisor Bonkowski
<b>SECONDER:</b>	Supervisor Bagwell
<b>AYES:</b>	Supervisors Bonkowski, Bagwell, Barrette, Giomi, and Mayor Crowell
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**24.C FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING THE ADOPTION OF BILL NO. 108, ON SECOND READING, AN ORDINANCE APPROVING THE FOURTH ADDENDUM TO A DEVELOPMENT AGREEMENT BETWEEN CARSON CITY AND SILVER OAK DEVELOPMENT COMPANY LIMITED PARTNERSHIP TO MODIFY ARTICLE 2.2 CLUSTER HOUSING OF THE SILVER OAK DEVELOPMENT AGREEMENT, AND PROVIDING OTHER MATTERS PROPERLY RELATED THERETO ON PROPERTIES ZONED SINGLE FAMILY 12,000 PLANNED UNIT DEVELOPMENT (SF-12 P), LOCATED ON THE SOUTH SIDE OF SILVER OAK DRIVE, EAST OF SIENA DRIVE AND RED LEAF DRIVE, AND A PARCEL LOCATED**

**MINUTES**  
**Carson City Planning Commission Regular Meeting**  
**Wednesday, May 27, 2020 ● 5:00 PM**  
**Community Center Sierra Room**  
**851 East William Street, Carson City, Nevada**

**Commission Members**

<b>Chair – Charles Borders, Jr.</b> <b>Commissioner – Paul Esswein</b> <b>Commissioner – Teri Preston</b> <b>Commissioner – Jay Wiggins</b>	<b>Vice Chair – Alex Dawers</b> <b>Commissioner – Richard Perry</b> <b>Commissioner – Hope Tingle</b>
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**Staff**

Lee Plemel, Community Development Director (via WebEx)  
Hope Sullivan, Planning Manager  
Benjamin Johnson, Deputy District Attorney (via WebEx)  
Steven Pottéy, Engineering Project Manager (via WebEx)  
Heather Ferris, Associate Planner  
Tamar Warren, Senior Public Meetings Clerk

**NOTE:** A recording of these proceedings, the board’s agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record. These materials are on file in the Clerk-Recorder’s Office, and are available for review during regular business hours.

An audio recording and the approved minutes of this meeting are available on [www.Carson.org/minutes](http://www.Carson.org/minutes).

**A. ROLL CALL, DETERMINATION OF QUORUM, AND PLEDGE OF ALLEGIANCE**

(4:59:01) – Chairperson Borders called the meeting to order at 4:59 p.m. Roll was called and a quorum was present. Vice Chairperson Dawers led the Pledge of Allegiance.

<b>Attendee Name</b>	<b>Status</b>	<b>Arrived</b>
Chairperson Charles Borders, Jr.	Present	
Vice Chair Alex Dawers	Present	
Commissioner Paul Esswein – via WebEx	Present	
Commissioner Richard Perry	Present	
Commissioner Teri Preston – via WebEx	Present	
Commissioner Hope Tingle	Present	
Commissioner Jay Wiggins	Present	

**B. PUBLIC COMMENTS**

(5:00:04) – Chairperson Borders introduced the item and noted that public comments will be heard at this time; however, they will be discussed during the relevant portions on the agenda. Greg Short introduced himself and expressed his objection to agenda item E-3, noting that the lots should remain at the one-acre

size, to conform with the existing zoning. Mr. Short had also submitted his comments in writing and are incorporated into the record.

(5:02:17) – Krista Leach of Valley View Trust introduced herself and her husband, Lawrence Leach, and commented on agenda item E-3, reiterating her objection which had been submitted in writing and incorporated into the record.

**C. FOR POSSIBLE ACTION: APPROVAL OF THE MINUTES – APRIL 29, 2020.**

(5:05:37) – Chairperson Borders introduced the item and entertained comments and/or corrections.

**(5:06:04) – Vice Chair Dawers moved to approve the minutes of the April 29, 2020 meeting minutes as presented. The motion was seconded by Commissioner Tingle.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Dawers
<b>SECONDER:</b>	Tingle
<b>AYES:</b>	Borders, Dawers, Esswein, Perry, Preston, Tingle, Wiggins
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

**D. MODIFICATION OF AGENDA**

(5:06:40) – Chairperson Borders introduced the item. Ms. Sullivan stated that there were no modifications to the agenda.

**E. MEETING ITEMS**

**PUBLIC HEARING**

**E.1 LU-2020-0013 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST FOR A TIME EXTENSION TO SUP-15-077, A SPECIAL USE PERMIT TO ALLOW A 90 UNIT MULTI-FAMILY APARTMENT COMPLEX ON PROPERTY ZONED RETAIL COMMERCIAL-PLANNED UNIT DEVELOPMENT (RC-P), LOCATED ON 3808 GS RICHARDS BLVD., APNS 007-461-22 AND -23.**

(5:07:09) – Chairperson Borders introduced the item. Ms. Sullivan presented the Staff report, incorporated into the record, and responded to clarifying questions. She also acknowledged the presence of Developer Mark Turner via teleconference. Mr. Turner reiterated his request for the extension, due to issues relating to the COVID-19 pandemic, and noted that he was in agreement with the conditions of approval stated in the Staff Report.

(5:28:05) – Chairperson Borders introduced the item. Ms. Sullivan presented the Staff Report with accompanying photographs and responded to clarifying questions. She also noted that applicant Mark Funk was present via conference call to respond to questions.

(5:32:49) – Mr. Pottéy explained that a drainage study was required prior to obtaining a building permit, due to the proximity of the creek and that they did not anticipate any stormwater detention. He also clarified for Commissioner Tingle that a traffic study was not required because it did not meet the “80 trips per peak hour.” Commissioner Wiggins inquired about the bicycle rack requirement and Ms. Sullivan read the appropriate development standard specifying the location and the orientation of the building which applied to the bicycle racks. Ms. Sullivan clarified the Residential Construction Tax information for Commissioner Perry.

(5:40:23) – Mr. Funk acknowledged reading and agreeing with the Conditions of Approval in the Staff Report. Chairperson Borders entertained a motion.

**(5:41:29) – Vice Chair Dawers moved to approve LU-2020-0010 based on the ability to make the required findings, and subject to the conditions of approval contained in the staff report. The motion was seconded by Commissioner Wiggins.**

<b>RESULT:</b>	<b>APPROVED (7-0-0)</b>
<b>MOVER:</b>	Dawers
<b>SECONDER:</b>	Wiggins
<b>AYES:</b>	Borders, Dawers, Esswein, Perry, Preston, Tingle, Wiggins
<b>NAYS:</b>	None
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

## PUBLIC HEARING

**E.3 ZA-2020-0005 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A ZONING MAP AMENDMENT TO CHANGE THE ZONING FROM SINGLE-FAMILY ONE ACRE (SF1A) TO SINGLE-FAMILY 6,000 (SF6), ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.**

(5:42:04) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report, incorporated into the record, and responded to clarifying questions. Mr. Pottéy also addressed the previously received public comments, especially those relating to traffic, water, and sewer. He stated that a traffic impact study will be required, and that the project will connect to the City’s sewer and water and that the density was accounted for in the Master Plan.

(5:51:18) – Ms. Sullivan also addressed the public comments by Mr. Short and Ms. Leach, noting that what’s being discussed is a Zoning Map Amendment and that the appropriate notification will go out when an application is received for the subdivision of land, which would allow the Commission to review utilities, traffic, neighborhood compatibility, and other details of a development design for which public input will be sought. Ms. Ferris informed Commissioner Perry that the Medium Density Residential zoning had been in the Master Plan since 2006. Mr. Pott y gave background on the ground water wells in the area and noted that the area residents may abandon their wells to tie into the City water.

(5:55:00) – Applicant representative Susan Pansky introduced herself and thanked Staff for their comments and presentation. She reiterated the fact that the Master Plan had been in place for the property since 2006 as Medium Density Residential which allows eight units per acre. There were no additional comments; therefore, Chairperson Borders entertained a motion.

**(5:56:53) – Commissioner Dawers moved to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2020-0005 as presented. The motion was seconded by Commissioner Preston.**

<b>RESULT:</b>	<b>APPROVED (6-1-0)</b>
<b>MOVER:</b>	Dawers
<b>SECONDER:</b>	Preston
<b>AYES:</b>	Borders, Dawers, Esswein, Perry, Preston, Wiggins
<b>NAYS:</b>	Tingle
<b>ABSTENTIONS:</b>	None
<b>ABSENT:</b>	None

## PUBLIC HEARING

**E.4 LU-2020-0014 - FOR POSSIBLE ACTION: DISCUSSION AND POSSIBLE ACTION REGARDING A SPECIAL USE PERMIT FOR A NEW SCALE HOUSE AT THE CITY LANDFILL ON PROPERTY ZONED PUBLIC REGIONAL AND GENERAL COMMERCIAL LOCATED AT 4000 FLINT DRIVE, APN 010-691-04.**

(5:57:41) – Chairperson Borders introduced the item. Ms. Ferris presented the Staff Report and accompanying documentation, all of which are incorporated into the record, and responded to clarifying questions. Ms. Ferris also noted that City Engineer Dan Stucky, Public Works Operations Manager Rick Cooley, and Public Work Project Manager Darren Anderson were available via teleconference to respond to questions. Mr. Cooley noted that the scale house would replace a “broken down” facility. He also outlined the new process that will allow inbound vehicles to use the landfill more efficiently. The applicants stated that they agreed with the Conditions of Approval outlined in the Staff Report. Chairperson Borders entertained a motion.



**STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 27, 2020**

**FILE: ZA-2020-0005**

**AGENDA ITEM: E.3**

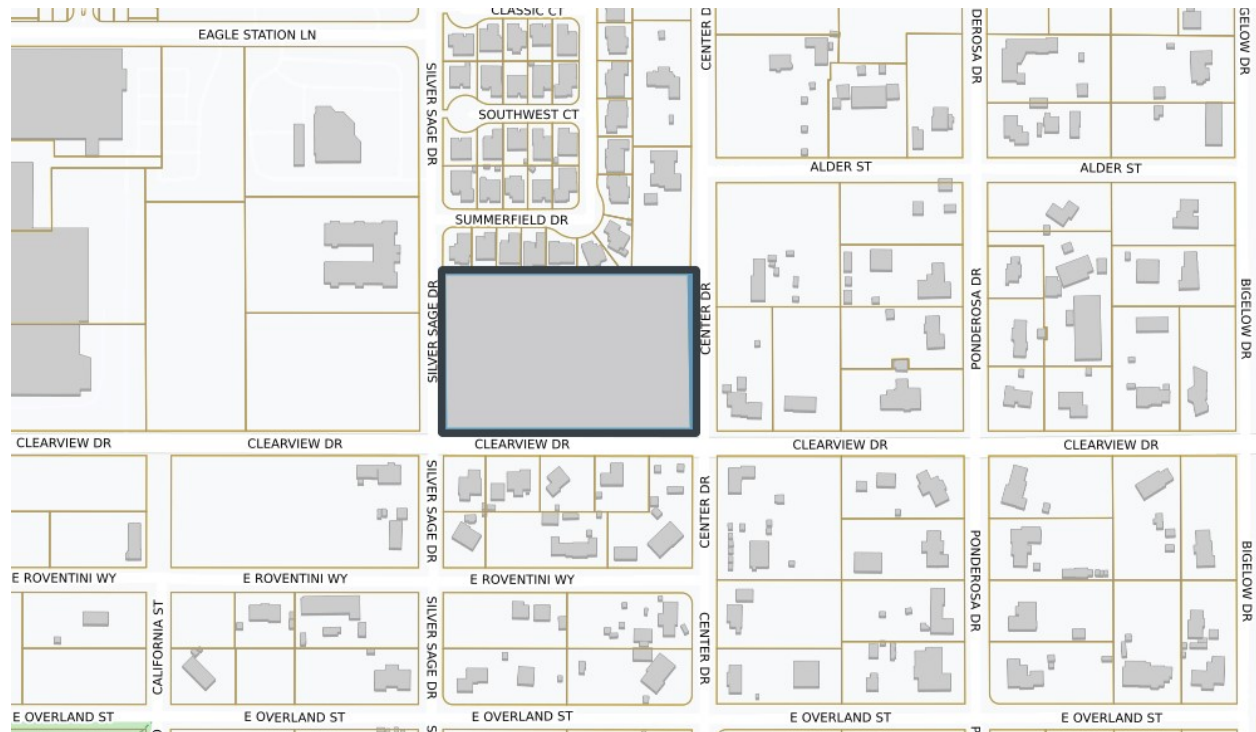
**STAFF CONTACT:** Heather Ferris, Associate Planner

**AGENDA TITLE: ZA-2020-0005** For Possible Action: Discussion and possible action regarding a zoning map amendment to change the zoning from Single-Family One Acre (SF1A) to Single-Family 6,000 (SF6), on property located at the northeast corner of Silver Sage Drive and Clearview Drive, APN 009-124-03. (Heather Ferris, hferris@carson.org)

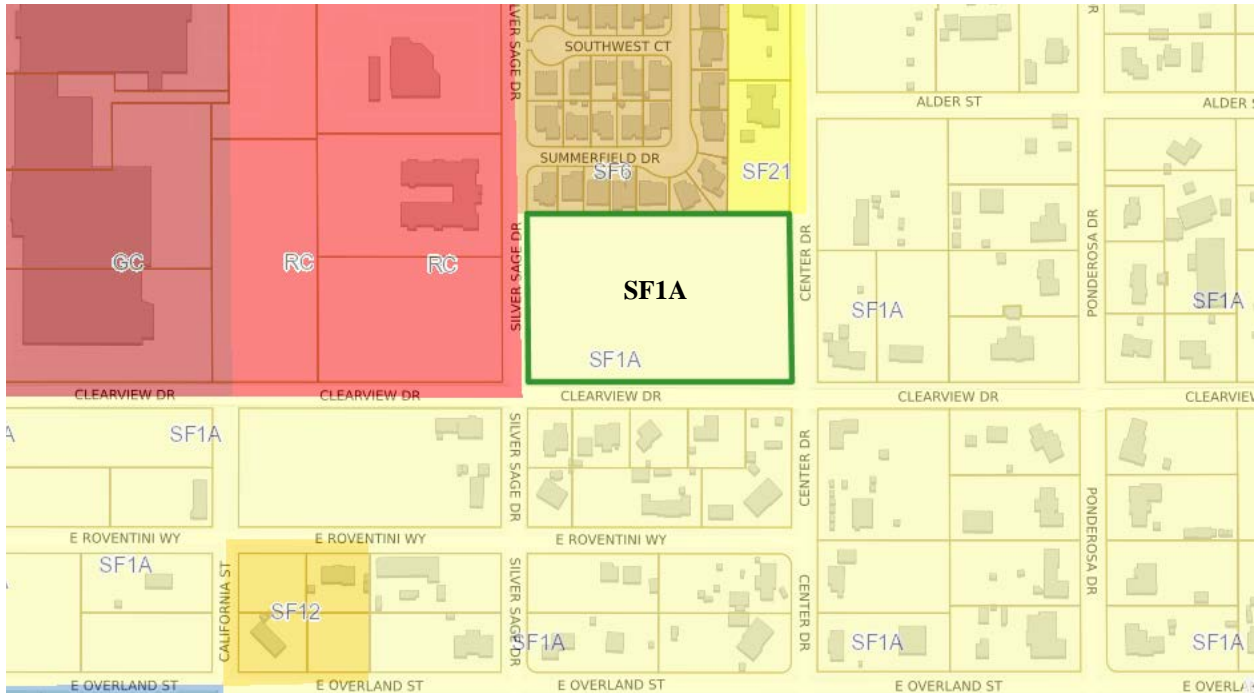
Summary: The applicant is seeking to rezone a vacant 5.266-acre parcel from Single-Family One Acre to Single-Family 6,000 consistent with the existing Master Plan designation of Medium Density Residential. The Board of Supervisors is authorized to amend the zoning map. The Planning Commission makes a recommendation to the Board.

**RECOMMENDED MOTION:** "I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2020-0005 as presented."

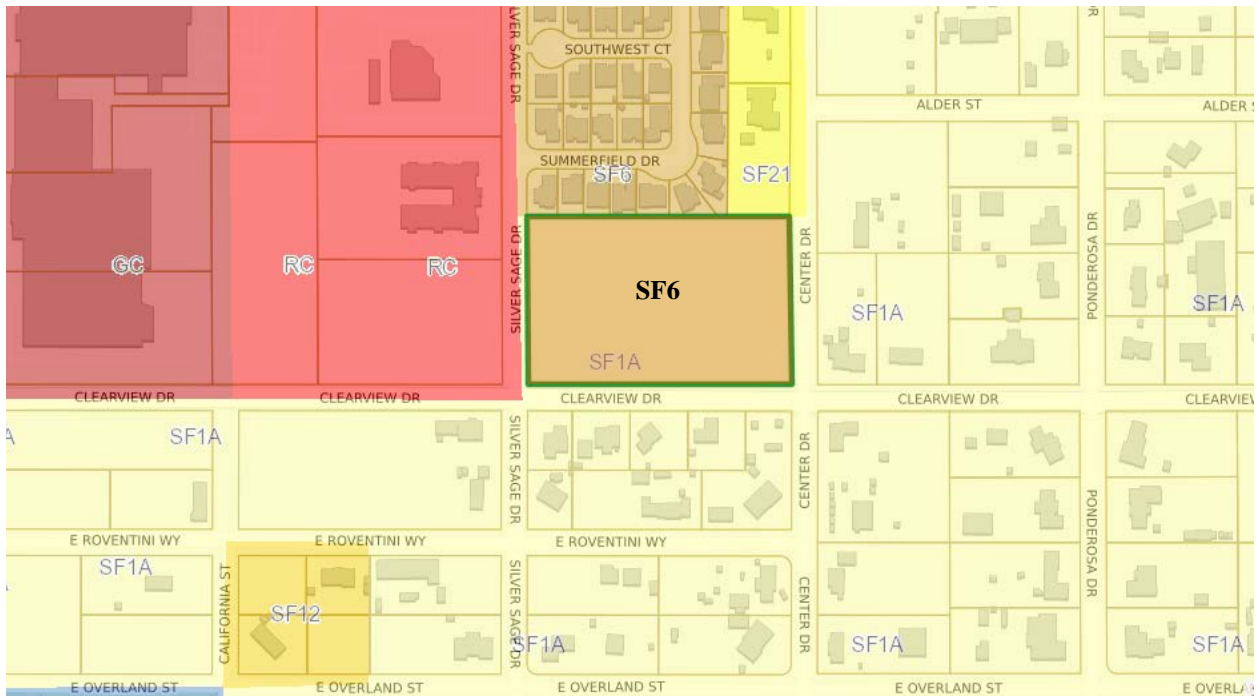
**VICINITY MAP:**



**EXISTING ZONING**



**PROPOSED ZONING**



**LEGEND**

SF1A: Single Family One Acre  
SF6: Single Family 6,000

**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

**MASTER PLAN DESIGNATION:** Medium Density Residential

**EXISTING ZONING:** Single Family 1 acre

**PROPOSED ZONING:** Single Family 6,000

**KEY ISSUES:** Is the zoning map amendment consistent with the Master Plan? Is the zoning map amendment compatible with existing adjacent uses?

**SURROUNDING ZONING AND LAND USE INFORMATION:**

**NORTH:** Single Family 6,000 & Single Family 21,000/ Single Family Residences

**SOUTH:** Single Family 1 acre/ Single Family Residences

**EAST:** Single Family 1 acre/ Single Family Residences

**WEST:** Retail Commercial/ Bank & vacant (approved townhome development)

**DISCUSSION:**

The subject property is located at the northeast corner of Silver Sage Drive and Clearview Drive. The parcel is vacant and approximately 5.26 acres in size.

The Master Plan designation of the subject parcel is Medium Density Residential. The Master Plan is a policy document that outlines the City's vision and goals for the future and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Pursuant to Nevada Revised Statutes (NRS) 278.250 the zoning map designation shall be consistent with the Master Plan designation. The current zoning designation of Single Family 1 acre is not consistent with the underlying Master Plan of Medium Density Residential.

Per the Master Plan, the Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000, and Mobilehome 12,000. Properties to the north and south are designated as Medium Density Residential with properties to the west and east being designated Mixed-Use Employment and Low Density Residential, respectively. The applicant is proposing to change the zoning of the parcel from Single Family 1 acre to Single Family 6,000 which is consistent with the underlying Master Plan.

**PUBLIC COMMENTS:** On May 15, 2020, public hearing notices were mailed to 71 property owners within 600 feet of the subject property in accordance with the provisions of NRS and CCMC 18.02.045. At the time of the writing of this report staff has received one written comment (attached) expressing concern with potential future development, lot sizes, and access. Any additional comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

The following comments were received from City departments.

## **Engineering Division**

The Engineering Division has no preference or objection to the zoning change requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices and is not in conflict with any engineering related master plans.

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of 18.02.075 Zoning map amendments and zoning code amendments. The following discussion is offered.

### CCMC 18.02.075 (5.b.1) – Compliance with Master Plan

The zoning map amendment is not in conflict with the intent of master plan elements for water, sewer, transportation, or storm water. Any project will need to meet Carson City Development Standards.

### CCMC 18.02.075 (5.b.2&3) – Compatible Land Use

Development Engineering has no comment on these findings.

### CCMC 18.02.075 (5.b.4) – Impact on Public Services, Facilities, Health and Welfare

The capacities of the City sewer, water, storm drain, and transportation systems appear to be sufficient to meet the demand that may potentially be imposed by a project allowed by the proposed zoning. Any new project, however, must complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any project approved in the new zoning area that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

**ZONING MAP AMENDMENT FINDINGS:** Per the provisions of CCMC Section 18.02.075.5.b, the Planning Commission, in forwarding a recommendation to the Board of Supervisors for approval of a Zoning Map Amendment, shall make the following findings of fact:

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.***

The Master Plan designation of the subject parcel is Medium Density Residential. The Master Plan is a policy document that outlines the City's vision and goals for the future and provides guidance for making choices regarding the long-range needs of the community. The Zoning Map is a tool to implement the Master Plan. Pursuant to Nevada Revised Statutes (NRS) 278.250 the zoning map designation shall be consistent with the Master Plan designation. The current zoning designation of Single Family 1 acre is not consistent with the underlying Master Plan of Medium Density Residential.

Per the Master Plan, the Medium Density Residential designation provides for single family residential neighborhoods at a density of 3-8 dwelling units per acre. Compatible zoning districts include Single Family 6,000, Mobilehome 6,000, Single Family 12,000, and Mobilehome 12,000. Properties to the north and south are designated as Medium Density Residential with properties to the west and east being designated Mixed-Use Employment and Low Density Residential, respectively. The applicant is proposing to change the zoning of the parcel from Single Family 1 acre to Single Family 6,000 which is consistent with the underlying Master Plan.

2. ***That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.***

The proposed zoning map amendment will not have a detrimental impact on other properties in the vicinity. The proposed SF6 zoning will allow for lot sizes similar to those along the northern boundary of the subject parcel. The proposed zoning is compatible with adjacent land uses. Parcels in this area are a transition between the commercially zoned parcels to the west and the low-density single-family residential parcels to the east. This area of the City is beginning to transition into higher density residential developments. For example, the parcel immediately west of the subject parcel was recently approved for a townhome development.

3. ***That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

The proposed zoning map amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare. The capacities of the City sewer, water, storm drain, and transportation systems are sufficient to meet the demand that may result from a future project. However, any new project will be required complete project impact reports to show that existing facilities can meet demands within the standards set by municipal code. Any new proposed project on the subject parcel that would cause impacts beyond those allowed by municipal code, would be required by municipal code to mitigate those impacts as part of the design of the new development.

Attachments:

Public Comment  
Draft Zoning Map Amendment Ordinance  
ZA-2020-0005 Application

**From:** [Planning Department](#)  
**To:** [Heather Ferris](#)  
**Subject:** FW: Zoning Map Amendment ZA-2020-0005  
**Date:** Wednesday, May 20, 2020 8:00:51 AM

---

**From:** Greg Short <gregpatshort@gmail.com>  
**Sent:** Wednesday, May 20, 2020 7:59 AM  
**To:** Planning Department <planning@carson.org>  
**Subject:** Zoning Map Amendment ZA-2020-0005

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

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Subject Property:009-124-03

As a home owner on Clearview Dr adjacent to the above mentioned I strongly feel that it should be consistent with the sub division to the north of it. The Clearview and Center Dr lots should remain One acre to conform with existing zoning.

Without any idea what the developer is proposing as far as lot lay out, I strongly feel egress should be on Silver Sage Dr for the SF6000 lots

Thank You,  
Greg Short  
545 Clearview Dr  
CC, NV 89701

SUMMARY – An ordinance amending the Carson City zoning map.

BILL NO. \_\_\_\_\_  
ORDINANCE NO. 2020-\_\_

AN ORDINANCE TO CHANGE THE ZONING FROM SINGLE FAMILY 1 ACRE TO SINGLE FAMILY 6,000 FOR A PROPERTY LOCATED AT THE NORTHEAST CORNER OF SILVER SAGE DRIVE AND CLEARVIEW DRIVE, APN 009-124-03.

The Board of Supervisors of Carson City do ordain:

SECTION I:

An application for a Zoning Map Amendment on Assessor’s Parcel Number 009-124-03, property located at the northeast corner of Silver Sage Drive and Clearview Drive, Carson City, Nevada, was duly submitted to the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation of the subject parcel, APN 009-124-03, changing from Single Family 1 acre to Single Family 6,000. After proper noticing pursuant to NRS 278 and CCMC Title 18, on May 27, 2020, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted XX ayes, XX nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the Amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity; that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare; and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended changing the zoning of a portion of Assessor’s Parcel Number 009-124-03 from Single Family 1 acre to Single Family 6,000, as depicted on Attachment A.

PROPOSED this \_\_\_\_ day of \_\_\_\_\_, 2020.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_ day of \_\_\_\_\_, 2020.

VOTE:

AYES: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_

ROBERT L. CROWELL, Mayor

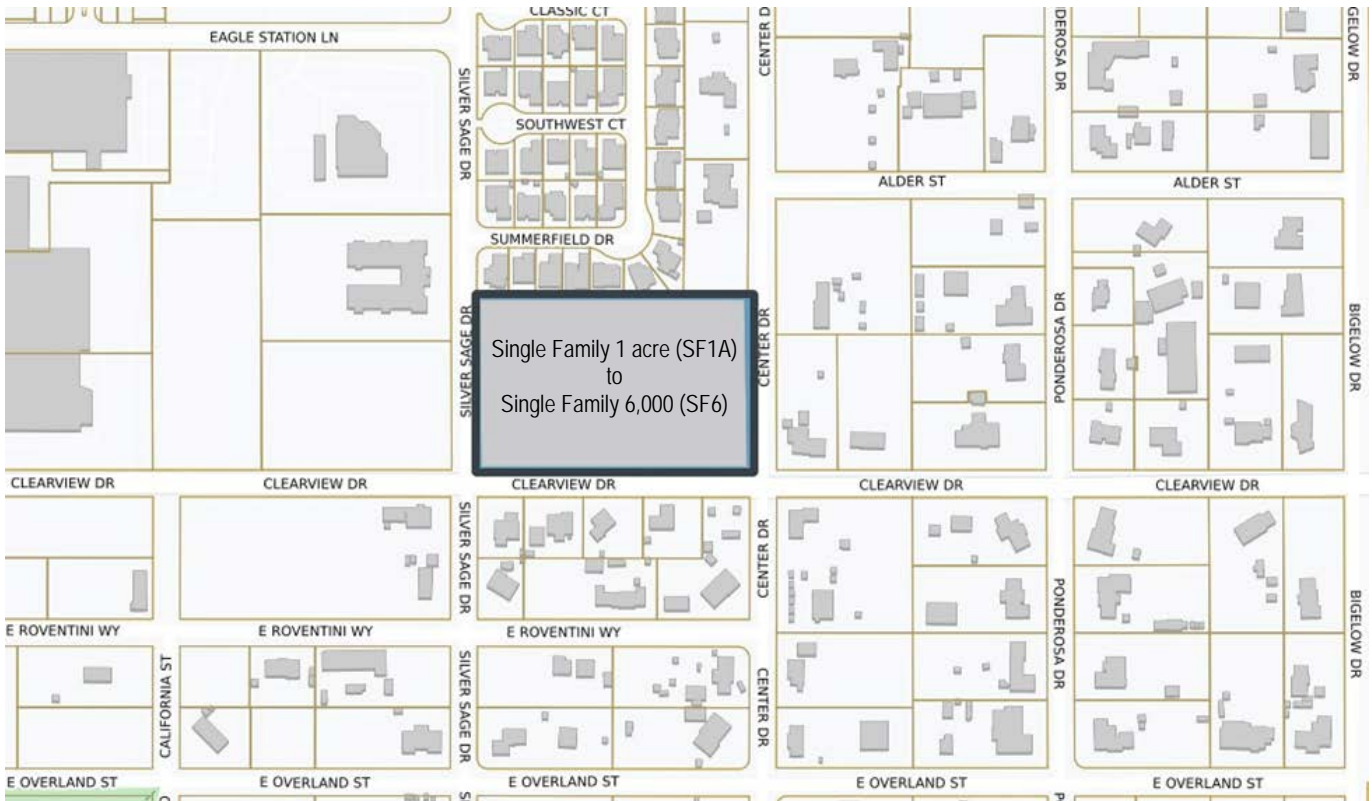
ATTEST:

\_\_\_\_\_  
Aubrey Rowlett, Clerk-Recorder

This ordinance shall be in force and effect from and after the \_\_\_\_ of \_\_\_\_\_, 2020.



# Attachment A



Carson City Planning Division  
108 E. Proctor Street· Carson City NV 89701  
Phone: (775) 887-2180 • E-mail: [planning@carson.org](mailto:planning@carson.org)

FOR OFFICE USE ONLY:

## ZONING MAP AMENDMENT

**FILE #**

**FEE:** \$2,450.00 + noticing fee

**APPLICANT**

JJ Summers LLC

**PHONE #**

**SUBMITTAL PACKET**

**MAILING ADDRESS, CITY, STATE, ZIP**

P.O. Box 2007, Stateline, NV 89449

**EMAIL ADDRESS**

nsummers257@hotmail.com

**PROPERTY OWNER**

Same as applicant

**PHONE #**

**MAILING ADDRESS, CITY, STATE, ZIP**

**EMAIL ADDRESS**

**APPLICANT AGENT/REPRESENTATIVE**

Susan Pansky, AICP (775) 250-7981

**PHONE #**

**Application Reviewed and Received By:**

**MAILING ADDRESS, CITY, STATE, ZIP**

615 Ubaldo Ct., Reno, NV 89521

**EMAIL ADDRESS**

sdpansky@gmail.com

**Submittal Deadline:** Planning Commission application submittal [schedule](#).

**Note:** Submittals must be of sufficient clarity and detail such that all departments are able to determine if they can support the request. Additional Information may be required.

**Project's Assessor Parcel Number(s)**

009-124-03

**Street Address**

Clearview Drive/Silver Sage Drive

**ZIP Code**

**Project's Master Plan Designation**

MDR

**Project's Current Zoning**

SF1A

**Nearest Major Cross Street(s)**

Clearview Drive/Silver Sage Drive

Briefly describe the components of the proposed project: in accordance with Carson City Municipal Code (CCMC), Section 18.02.075. In addition to the brief description of your project and proposed use, provide additional page(s) to show a more detailed summary of your project and proposal.

Zoning Map Amendment request to change the zoning on the subject property from SF1A to SF6.

### PROPERTY OWNER'S AFFIDAVIT

I, Juanita Borda Summers, being duly deposed, do hereby affirm that I am the record owner of the subject property, and that I have knowledge of, and I agree to, the filing of this application.

Signature

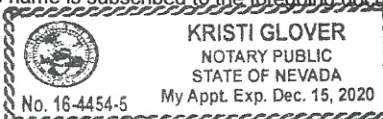
Address

Date

Use additional page(s) if necessary for other names.

On April 7, 2020, Juanita Borda Summers, personally appeared before me, a notary public, personally known (or proved) to me to be the person whose name is subscribed to the foregoing document and who acknowledged to me that he/she executed the foregoing document.

Notary Public



---

# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

Carson City, Nevada

April 16, 2020

Prepared For:

JJ Summers LLC  
P.O. Box 2007  
Stateline, NV 89449  
Reno, NV 89509

Prepared By:

A stylized, handwritten signature in dark ink, appearing to be the initials 'SP' or a similar monogram.

Susan Pansky Planning  
615 Ubaldo Court  
Reno, NV 89521  
(775) 250-7981  
[sdpansky@gmail.com](mailto:sdpansky@gmail.com)

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# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

## INTRODUCTION AND REQUEST

This application includes the following request:

- A **Zoning Map Amendment** to change the zoning on the subject property from Single-Family One Acre (SF1A) to Single Family 6,000 (SF6) consistent with the Carson City Master Plan land use designation of Medium Density Residential (MDR).

## PROJECT LOCATION

The subject property consists of 5.266± acres located at the northeast corner of Silver Sage Drive and Clearview Drive in Carson City on APN 009-124-03. Figure 1 (below) depicts the project's location.



Figure 1 – Vicinity Map

# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

## EXISTING CONDITIONS

The subject property is currently vacant with single family residential uses to the north, south, and east. Vacant commercial land and a banking facility are located across Silver Sage Drive to the west. The property has public right-of-way on three sides and can be accessed from Silver Sage Drive, Clearview Drive, and Center Drive.

The parcel is flat and located in FEMA Flood Zone X. Water, sewer and stormwater facilities are located in the general vicinity and available for future connection. Recent photos of the property are shown in Figure 2 (below). The site is currently located in the SF1A zoning district and has a Master Plan land use designation of MDR. Table 1 (Page 3) outlines the zoning, Master Plan and current land use of the surrounding parcels. Figure 3 (Page 3) shows the current zoning district for the property and its surrounding parcels, and Figure 4 (Page 4) shows the Master Plan land use designation for the property and its surrounding parcels.

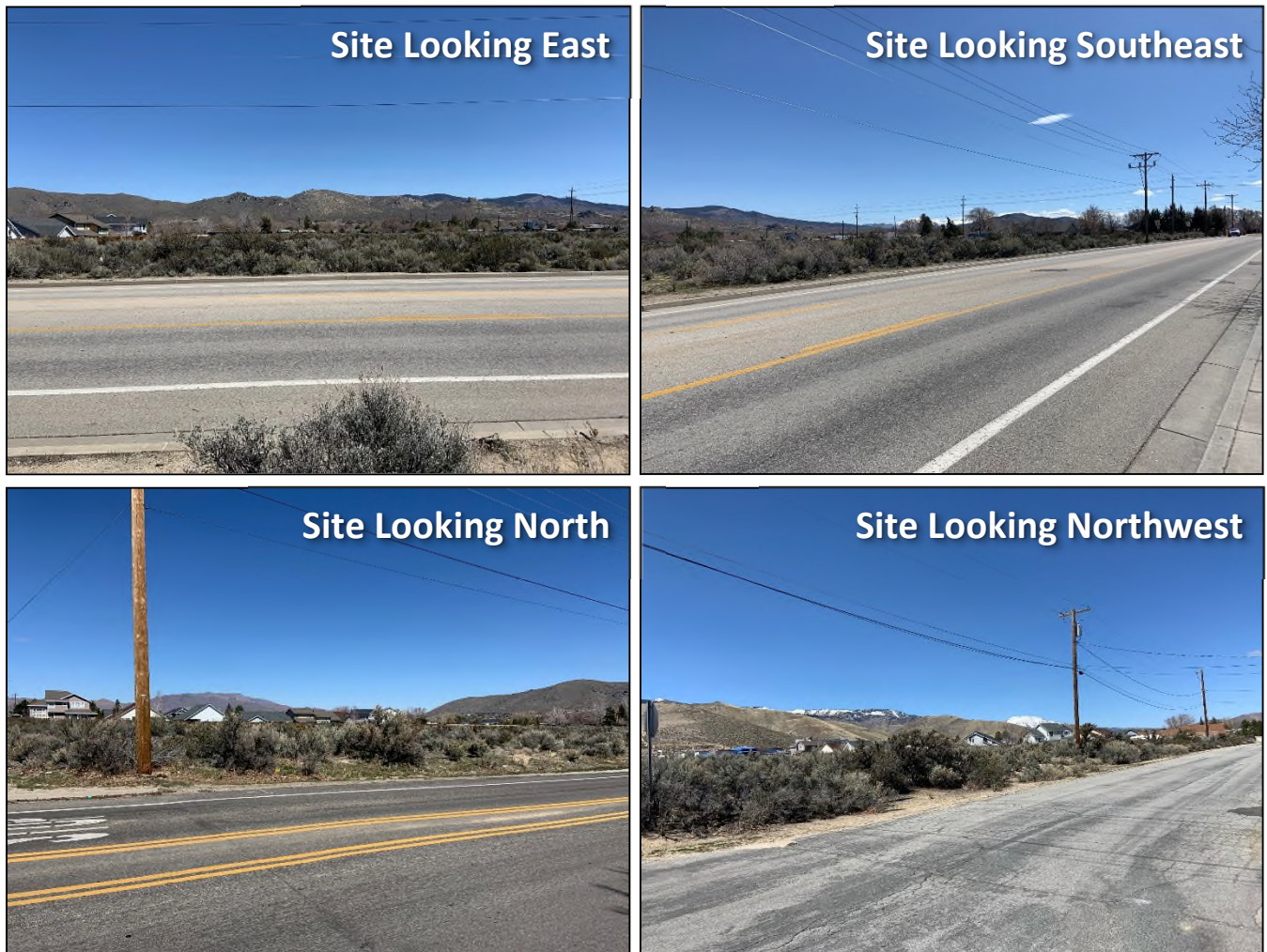


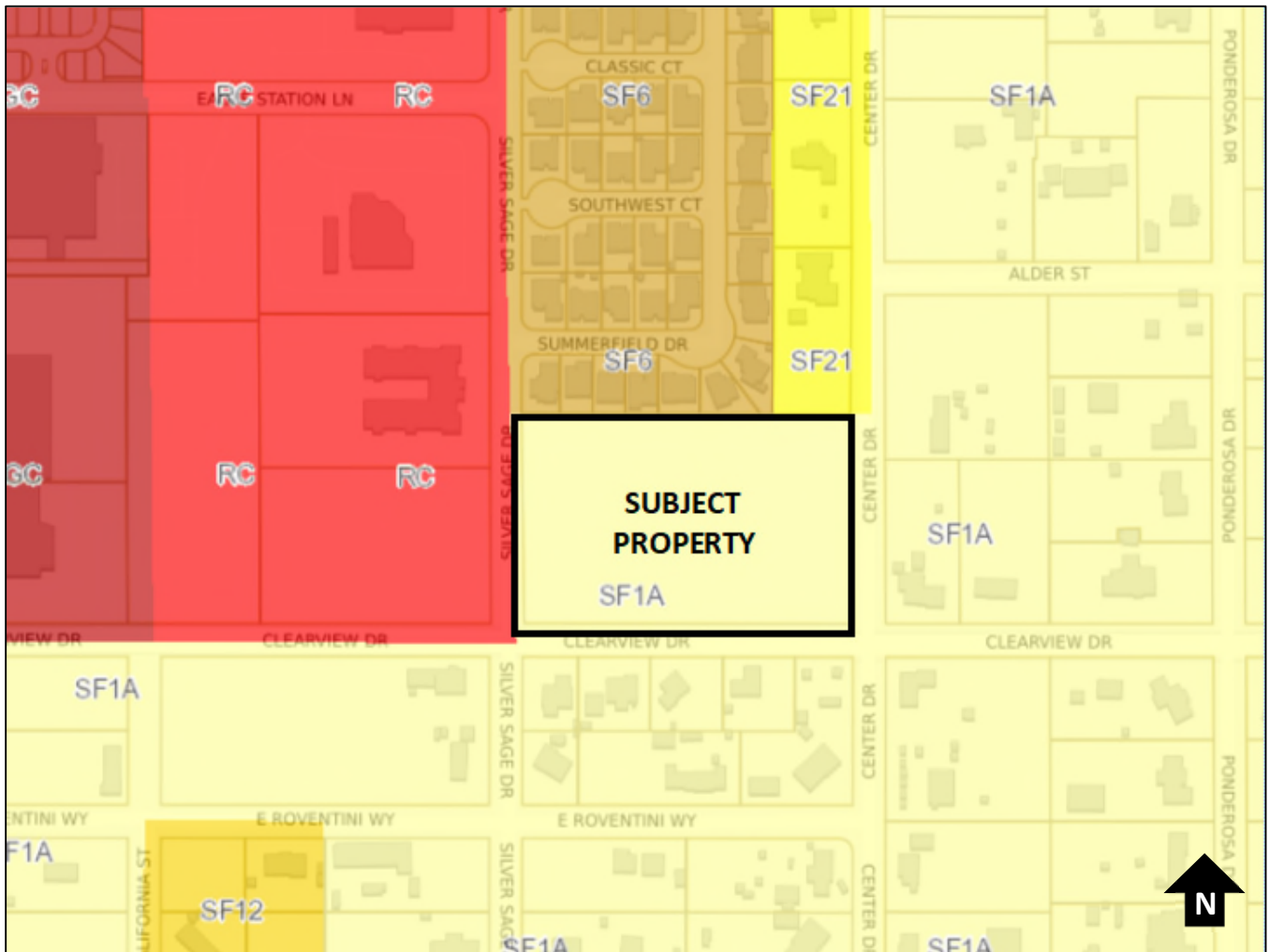
Figure 2 – Site Photos



# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

**Table 1: Surrounding Property Designations**

Location	Zoning	Master Plan	Current Land Use
North	SF6 and SF21	Medium Density Residential	Single Family Residential
East	SF1A	Low Density Residential	Single Family Residential
South	SF1A	Medium Density Residential	Single Family Residential
West	RC	Mixed-Use Employment	Vacant and Commercial



**Figure 3 – Existing Zoning**

# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

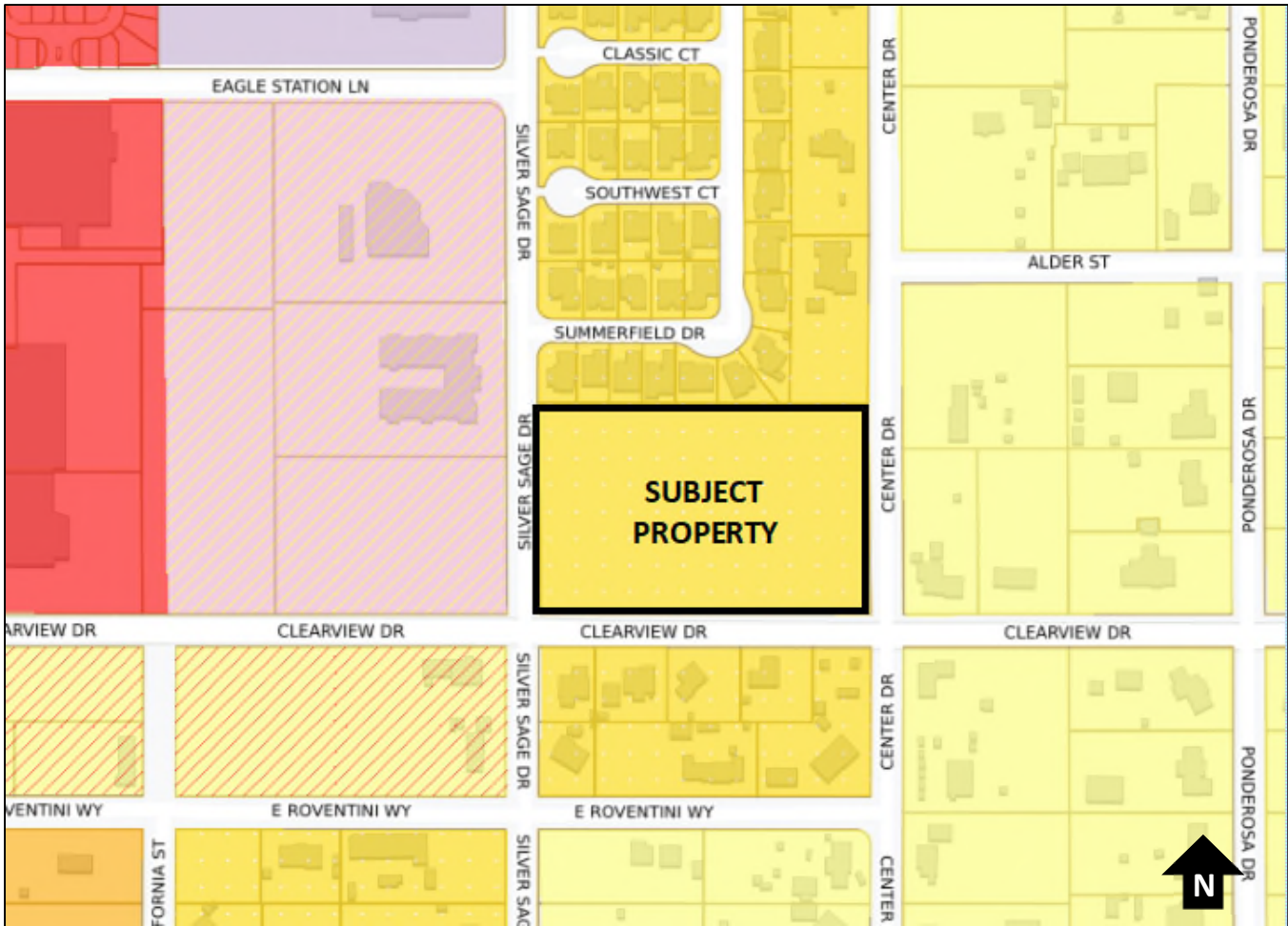


Figure 4 – Existing Master Plan

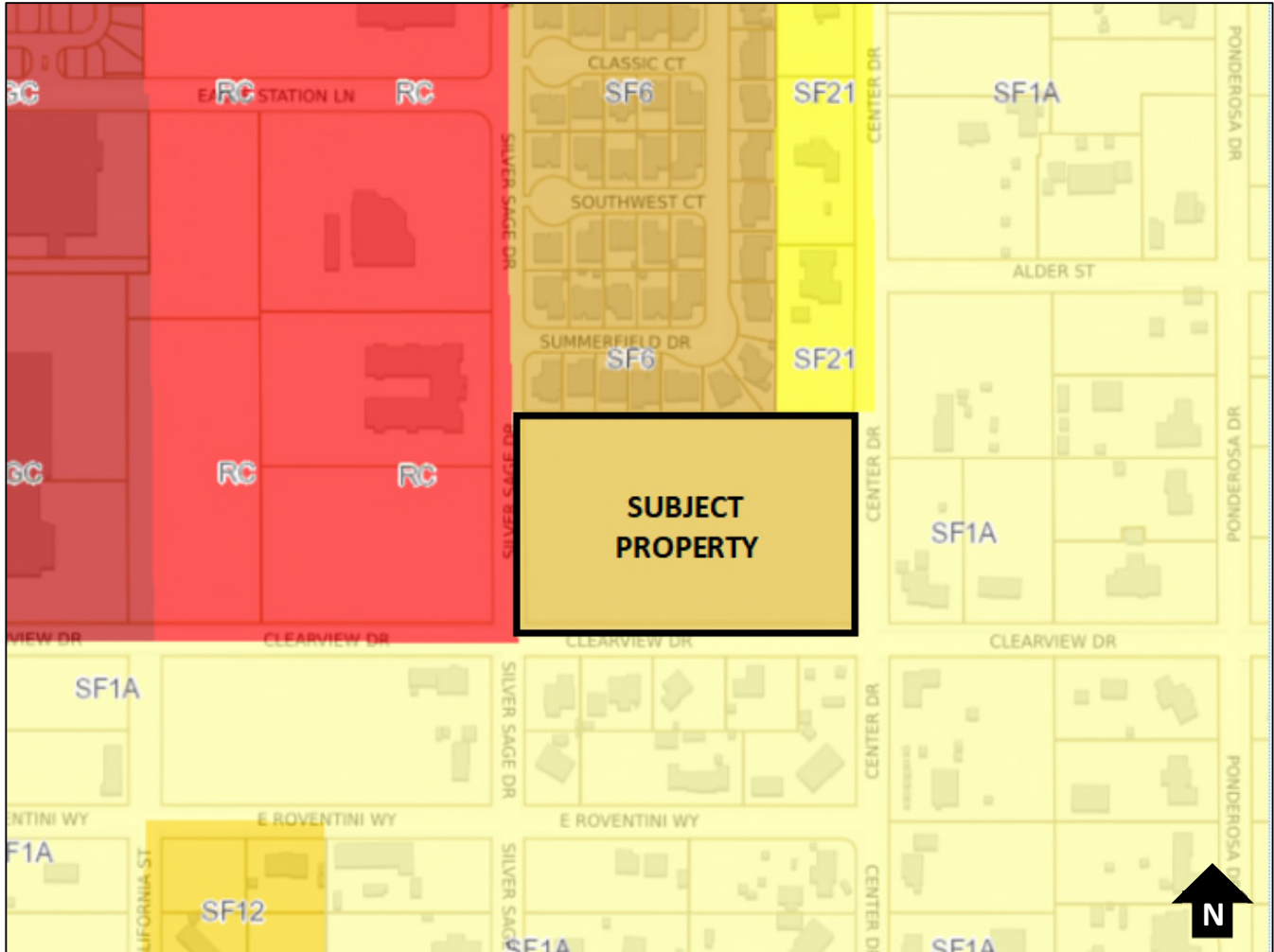
## DESCRIPTION OF REQUEST

This request proposes a Zoning Map Amendment from SF1A to SF6 on the 5.266± acre parcel, which would result in an increase in density from five total residential units to a maximum of 38 total residential units. Figure 5 (Page 5) shows the subject property with the proposed SF6 zoning along with the surrounding existing zoning. With this modification, the overall gross density for the parcel would be approximately seven units per acre. A future single-family residential subdivision is envisioned for the site which would provide additional new housing opportunities in South Carson City.

As discussed in the Existing Conditions section earlier in this report, the Master Plan land use designation for the subject property is MDR, which allows for a maximum density of eight units per acre. The proposed Zoning Map Amendment to SF6 is consistent with this land use designation. The parcel is also located directly south of an existing residential subdivision with 6,000 square-foot parcels and immediately east of retail commercial uses on Silver Sage Drive. Additional commercial and higher density residential exist to the west of the subject parcel, most of which are within walking distance. The proximity to these uses supports a higher density on the parcel and represents a more appropriate use of the land that is consistent with the Master Plan.



# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT



**Figure 5 – Proposed Single Family 6,000 (SF6) Zoning**

Impacts as a result of the Zoning Map Amendment are anticipated to be minimal due to the relatively small size of the parcel and its proximity to existing services and public facilities. Per Development Engineering staff's direction, brief descriptions of existing public improvements in the vicinity of the property and the Zoning Map Amendment's potential impact on them have been provided below in lieu of formal project impact reports. The specific public facilities addressed include water, sewer, stormwater and traffic. The information outlined below was created with the assistance of members of Carson City Development Engineering and Public Works staff. School impacts have also been considered and information provided by the Carson City School District is outlined below as well.

## Water

According to the Water Operations Supervisor, Tom Grundy, the water master plan is based on the Carson City Master Plan's future land use designation, which is eight units per acre in this case and consistent with the SF6 zoning district that is being requested. For reference, the water master plan anticipates a citywide build out of 75,000 to 80,000 people. While fire flow tests are not available in the area of the property, modeling results indicate that available fire flows should exceed 1,500 gallons per minute (gpm). There are no planned water

# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

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system improvements in the area nor are any projects currently contemplated with the water master plan. However, domestic water lines exist in the vicinity to provide connection for a future project on the subject parcel.

## Sewer

Darren Anderson, a Project Manager with Public Works, has indicated that the sewer master plan is based on the current zoning of SF1A. However, he stated the sewer line that a future project on the property would connect to is likely at less than 25 percent capacity and very possibly closer to only 10 percent capacity. He also stated that there are no downstream sewer capacity concerns.

## Stormwater

According to the Chief Stormwater Engineer, Robb Fellows, the location of the subject property is lacking in stormwater infrastructure. There are underground systems to the north in Koontz Lane and to the east in Hillview Drive. For future development, a detention basin would be required on the project site as well as roadway drainage conveyance either to the north or east. The north would likely be a better route, if possible, due to the shorter distance as well as the presence of curb and gutter along Silver Sage Drive between the parcel and Koontz Lane.

## Traffic

The proposed density increase from SF1A to SF6 will result in a maximum of 38 future single-family residential units on the project site. The Institute of Traffic Engineers (ITE) Trip Generation Rates Manual (9<sup>th</sup> Edition) indicates that 38 units would generate approximately 362 average daily trips, with AM peak trips estimated at 29 trips per day and PM peak trips estimated at 38 trips per day. The subject parcel is adjacent three existing roadways, two of which are classified at higher traffic volume levels than local streets. Silver Sage Drive is shown as a minor collector roadway and Clearview Drive is shown as minor arterial roadway in the Nevada Department of Transportation (NDOT) Roadway Functional Classification Map. Both roadways are not heavily traveled and have capacity for the additional traffic volume that would come with a future project.

Chris Martinovich, a Transportation/Traffic Engineer with Public Works, has indicated that a traffic study may be needed with a future project depending upon the number of units proposed. However, based on the current application a study is not anticipated at this time. Improvements that may be required with a future project will likely include half street improvements on Clearview Drive including the addition of a center turn lane depending on the future development's access locations. Additional improvements will include typical curb, gutter and sidewalk along the property frontages of the adjacent streets and a share of the road signage on Clearview Drive.

## Schools

Andrew Feuling, Director of Fiscal Services for the Carson City School District, generally expects 30 students for every 100 residential housing units. Using this estimate, approximately 10 students across all grade levels would be expected with a project on the subject parcel. The school district stated that while the aggregate of all development in the city is an ongoing concern for capacity, adding 10 students with a future project on this site would not be a concern.

# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

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## Zoning Map Amendment Findings Questionnaire

The following questionnaire is taken from the Carson City Zoning Map Amendment application and paraphrases the required findings identified in Carson City Municipal Code (CCMC) Section 18.02.075. The answers to the questionnaire are addressed in support of the Zoning Map Amendment for the subject parcel. Each question/finding is listed in *italic type* below and is immediately followed in **bold type** with the question/finding response.

1. *That the proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.*

**The subject property is located in the MDR land use designation in the Carson City Master Plan. This land use designation allows for a density range of 3-8 units per acre and lists the primary use as single family residences. The proposed SF6 zoning on the property will yield a gross density of approximately seven units per acre and will allow single family residences, which is consistent with MDR land use designation. In addition, the proposed zoning is in substantial compliance with and supports the following goals and policies of the Master Plan:**

***Goal 1:1: Promote the Efficient Use of Available Land and Resources***

***Policy 1.1a – Balanced Land Use Plan. Ensure that the City’s Land Use Map represents a level of growth that may be accommodated with available water resources and sewer capacity.***

**The proposed Zoning Map Amendment to SF6 is consistent with the MDR land use identified for this parcel on the City’s Land Use Map. It promotes efficient use of the available land by encouraging an increase in density that can be accommodated by water and sewer services while also remaining compatible with surrounding land uses.**

***Policy 1.1b – Urban Service Area. Discourage growth in locations not currently served by urban services or not planned to be served by the City’s water and wastewater infrastructure by prohibiting the rezoning of lands for urban development intensities in locations not served or planned to be served by urban services, as identified in the City’s Water and Wastewater Master Plan.***

**The property is located within the City’s Urban Service area and the proposed urban density can be served by water and sewer infrastructure located in the vicinity.**

***Goal 2.1 – Encourage Diversity in Citywide Land Use Mix***

***Policy 2.1a – Range of Land Use Opportunities. Ensure that the Land Use Map provides opportunities for a range of mixed-use, residential, commercial, and employment uses at a variety of scales and intensities.***

**The proposed amendment supports diversity in the citywide land use mix by allowing a higher density land use in an area that has slowly been transitioning from rural to suburban for several years. The amendment represents a more efficient use of a parcel that is bounded by three public roads and located where it can be served by water, sewer and other public facilities. The parcel is located within walking distance of extensive retail commercial services, making it ideal for higher density residential uses and the promotion of walkability.**

# SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

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***MDR Policy 1.2 – Density Range. The MDR designation allows for densities of 3-8 dwelling units per acre.***

The proposed SF6 zone would allow for a density of seven units per acre, which is within the desired range for the MDR land use designation.

***MDR Policy 1.3 – Location. MDR neighborhoods will typically be located within the urbanized area of the City and should be located close to arterial streets and be bounded by collector streets where possible.***

The subject property is located within the urbanized area and is located immediately adjacent to both an arterial and a collector roadway.

***Goal 6.2 – Promote Compatible Infill and Redevelopment***

***Policy 6.2a – Neighborhood Compatibility. Ensure that infill and redevelopment is of a scale and character that is compatible with and enhances the surrounding development context through the use of appropriate height and density transitions, similar setbacks and lot coverage, garage and loading area location and configuration, connectivity to surrounding development, and other neighborhood specific design considerations.***

The proposed Zoning Map Amendment to SF6 is of similar scale and character to the existing SF6 development to the north and provides a transition from the commercial zoning and land uses on the west to the lower density residential uses located to the east.

2. *That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.*

The proposed Zoning Map Amendment to SF6 is compatible with existing adjacent land uses. Land uses to the north include a single-family subdivision with lot sizes that are similar to the zoning requested in this application, and land uses to the west across Silver Sage Drive are commercial. Land uses to the south and east are lower density and typically either Single Family 21,000 (SF21) or SF1A consistent with the historically larger lot residential land uses that continue to the east. These land uses are generally separated from the subject parcel by a roadway, either Clearview Drive or Center Drive.

The area surrounding Silver Sage Drive on both the east and west sides has been transitioning to higher density residential and commercial land uses slowly over the past several years. More recent examples of these changes include expansion and improvements to the credit union banking facility to the west, construction of the new high density residential community, Jackson Village, to the west, construction of street improvements for the high density residential townhome community, Ross Park, to the south, and approval of a subdivision map and special use permit for a 51-unit condominium development on East Roland Street. Changing the zoning on the subject parcel to SF6 provides an appropriate transition between commercial uses to the west and lower density residential land uses by creating a medium density residential buffer between them. Due to the relatively small size of the parcel at just over five acres, a limited number of future residential units can be constructed on the site. Detrimental impacts to other properties in the vicinity are unlikely as the site will be compatible with the surrounding uses and create a small number of houses.

## SILVER SAGE/CLEARVIEW ZONING MAP AMENDMENT

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3. *That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.*

**The proposed Zoning Map Amendment is the expansion of a medium density residential land use that already exists in the vicinity and has been in place for more than 20 years without significant impact. It is consistent with the Master Plan that anticipates higher density residential development in the area. The maximum density for the subject parcel with the proposed zoning is 38 residential units. Public services and facilities exist in the vicinity and can accommodate the proposed density for a future project without negative impact. The addition of higher density in this area is not anticipated to adversely impact the public health, safety and welfare.**

4. *That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area. Be sure to indicate the source of the information that you are providing (private engineer, development engineering, title report, or other sources). Describe how your proposed Zoning Map Amendment will not adversely impact drainage, sewer, water, traffic, school, emergency services, roadways and other city services.*

**Sufficient consideration has been exercised in analyzing the project site for the suitability of the proposed SF6 zoning. As outlined in the findings above as well as in the project description, minimal impact is anticipated because the proposed zoning is consistent with the Master Plan and is proposed in an area where public improvements exist. Please refer to the more detailed analysis provided on Pages 5 and 6 regarding water, sewer, stormwater, traffic and schools. All information has been obtained from Carson City staff members, indicates minimal impact to existing improvements and services, and makes recommendations for improvements that would likely be required with a future subdivision proposal. The property is easily accessible for emergency services with existing roads on three sides. A fire station is located within 0.5 miles of the subject property and is within the existing service area of the Sheriff's department. An addition of up to 38 single family residential units in not anticipated to create a burden on any services in the vicinity of the property.**

RECEIVED

MAY 26 2020

CARSON CITY  
PLANNING DIVISION

**From:** Larry <llvfr@sbcglobal.net>  
**Sent:** Thursday, May 21, 2020 3:34 PM  
**To:** Heather Ferris <HFerris@carson.org>; Planning Department <planning@carson.org>  
**Subject:** Zoning Map Amendment ZA-2020-0005

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Here is our input regarding the above-referenced zoning map amendment application:

People buy homes and property based on what is around them at the time of purchase including the applicable zoning laws. Our area in south Carson City is still largely rural with a lot of horse property. We are now significantly hemmed in by the freeway and, unfortunately, have never nor will probably ever receive the pedestrian/equestrian overpass at Valley View Drive that was initially planned. To put a larger number of homes than currently zoned for with the resulting traffic into this area is not prudent nor fair to the local residents. There is so much other development/construction occurring on the south end of town that is already impacting us.

Furthermore, it is hard to consider a level of tolerance for a significant zoning amendment when we are not even presented with a drawing of what is envisioned for the subject property. Therefore, we recommend the following stipulations:

- Any egress into the proposed "subdivision" should only be from Silver Sage Drive the same as the subdivision directly to the north.
- There is a lot of traffic on Clearview Drive already so there should be no access to any of the lots from that street.
- Any lots facing Center Drive should remain Single-Family One Acre (SF1A) as all other lots on Center Drive between Clearview Drive and Valley View Drive are from .93 acre to 2.07 acres with the exception of the .5 acre parcel next to the retention pond/dog park which gives it a bigger look. Center Drive should remain consistent with larger parcels on it. This appears to have been stipulated when the subdivision to the north of the subject parcel was approved.
- The lots to the south across Clearview Drive range in size from .32 acre to .95 acre with an average lot size of .41 acre. The lots in the proposed "subdivision" should not be any smaller.
- There should be some open space included.
- At the very minimum, if the Planning Commission recommends approval of a zoning change, the 5.266 acre lot should be developed consistently with the subdivision to the north so that it is contiguous in appearance.
- Obviously, we would prefer the zoning remained at SF1A with nothing smaller than Single-Family 21,000 SF (SF21).

Sincerely,  
Krista E. and Lawrence L. Leach

Valley View Trust  
4031 Center Drive  
Carson City, NV 89701-6453  
775-882-7769 home

LATE MATERIAL

RECEIVED

MAY 26 2020

CARSON CITY  
PLANNING DIVISION

May 25, 2020,

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

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

We would like to provide public comment to the proposed rezoning of the 5.266-acre parcel from SF1A to SF6 located on Clearview Dr. Silver Sage Dr. and Center Dr.

We currently reside and have lived at our residence at 4071 Center Dr. for 42 years. We have enjoyed living in the rural area with open space and have seen almost all of the growth and development in southeast Carson City during this time. It is important to keep this area as a rural lifestyle.

1. We propose rezoning of this parcel to include one acre lots adjacent to Center Dr. and Clearview Dr. with the medium density SF6 on the inside of the development such as how the development north of this property was rezoned. This will allow space for the existing residents living adjacent to the development and not feel so crowded in.
2. We are concerned with the traffic on Clearview Dr. which will increase immensely already with the apartments being built on the west side of Carson St. We are also concerned this will increase traffic on Center Dr. As traffic increases so does speed. We would like our neighborhood to continue to appeal to joggers, dogs, walkers, strollers, horseback riders, and bicycles as well as those visiting our city parks.

Thank you for your consideration of our comments.

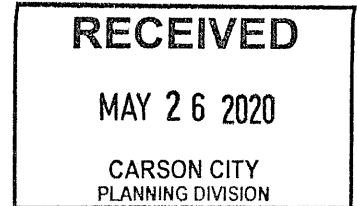
Sincerely,

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



LATE MATERIAL

**From:** Peggy ODriscoll <peggy\_odriscoll@yahoo.com>  
**Sent:** Monday, May 25, 2020 12:29 PM  
**To:** Planning Department <planning@carson.org>  
**Subject:** Zoning change File #ZA-2020-0005 (APN 009-124-03)



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My name is Margaret O'Driscoll and I live at 740 Clearview Drive in Carson City. The front of our property faces Clearview Drive, but the bulk of our 1-acre lot faces the vacant property along Center Drive that has been proposed for rezoning (APN 009-124-03).

We bought our property 28 years ago because we liked that the area was zoned for 1-acre residential lots. Over the years we've seen zoning changes approved that allowed for much denser development in our area, and I have no doubt that this proposed zoning change will also be approved, even though I object strongly to it.

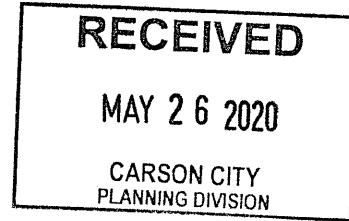
I would like to request that we at least be given the same consideration that our other neighbors located along Center Drive were given in the past, and that there be a transition of lot sizes between our property and the future planned development. That transition included that the future planned development have houses located along Center Drive be built on 1-acre lots.

Thank you for the opportunity to comment on the proposed zoning change.

Margaret O'Driscoll  
740 Clearview Drive  
775-883-3129

**From:** Carson City <[webmaster@carson.org](mailto:webmaster@carson.org)>  
**Sent:** Tuesday, May 26, 2020 2:08 PM  
**To:** Heather Ferris <[HFerris@carson.org](mailto:HFerris@carson.org)>  
**Subject:** [eissel@sbcglobal.net](mailto:eissel@sbcglobal.net)

LATE MATERIAL

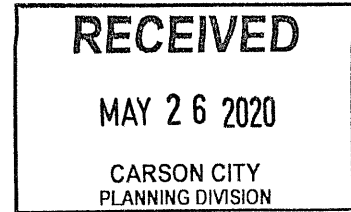


Message submitted from the <Carson City> website.

**Site Visitor Name:** Earlene Issel  
**Site Visitor Email:** [eissel@sbcglobal.net](mailto:eissel@sbcglobal.net)

Re: ZA-2020-0005. I am against the rezoning from SF1A to SF6 on the property at the northeast corner of Silver Sage Dr. and Clearview Dr. The issue is TRAFFIC on Clearview Dr. and on Silver Sage Drive as well as the side streets like Center, Ponderosa, and the surrounding neighborhoods that feed onto Koontz Dr. as well. There's too much traffic now. All of the development that has taken place in the past several years has made it very difficult to access the commercial areas. I bought my property 20 years ago in good faith of the SF1A zoning. Not a little housing development. Is this Masterplan one of UNRESTRAINED GROWTH, with no consideration to livability or quality of life of the residents in this area? Please DO NOT DO THIS.

LATE MATERIAL



**From:** aecanary775@charter.net <aecanary775@charter.net>  
**Sent:** Tuesday, May 26, 2020 1:55 PM  
**To:** Planning Department <planning@carson.org>  
**Subject:** comment on ZA-2020-0005

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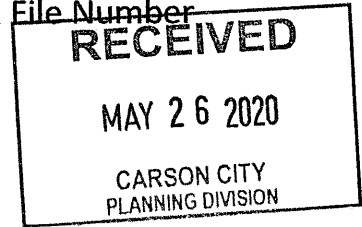
I live across street from this property and am against letting anyone making size of lots smaller than four parcels per acre!

Alfred E Canary  
4350 Center Dr.  
Carson City, Nv 89701

LATE MATERIAL

Public Comment Concerning Zoning Map Amendment, File Number  
ZA-2020-0005

Michael J. Tanchek  
740 Clearview Drive  
Carson City, NV



I am objecting to the zoning map amendment to the 5.266 acre parcel west of Center Drive and north of Clearview Drive (APN 009-124-03) ("the proposal") as recommended by Carson City's Planning staff.

I have resided at 740 E. Clearview Drive since 1992. My property, on the northeast corner of Clearview and Center, fronts almost the entire east side of the area proposed to be rezoned. I would like to incorporate my comments from the February 26, 2020 meeting of the Commission when I expressed my objections to the Special Use permit for the Silverview Townhomes which is now being used as justification for the proposal.

There is no SF 6 zoning along either side of Center between Koontz and Clearview. The east side is all one or more acre parcels. As part of the rezoning allowing the Southpointe development to extend into the semi-rural neighborhood south of Koontz, the east side of Southpointe (west side of Center) was changed from a proposed SF 6 to SF 21 to act as a reasonable buffer and transition between Southpointe and the adjacent SF 1A properties to the east. to SF 6. Prior to that time, everything south of Koontz was on 1 acre minimums.

Extending a narrow strip of SF 6 zoning a quarter of a mile into an otherwise semi-rural neighborhood is still out of place. Using Southpointe to justify the continued creep of higher density housing into the semi-rural community runs counter to and is inconsistent with the master plan's supposed objectives of encouraging "diversity" and "open space" as semi-rural SF 1A properties (and larger tracts, as well) are converted to higher density housing and commercial uses.

The sense I got from the February 26 meeting of the Commission was that each proposal is viewed in isolation and the cumulative effects aren't considered. Currently there are about 40 single family residences on Clearview between Southgate and the I-580 overpass. Between the current proposal and the Silverview Townhomes, there will be 72 more housing units added to Clearview. To say that there will not be any impacts on the infrastructure in the area doesn't seem to be supported by any real facts. Traffic is already a problem at the four way stop at Silversage. At the February 26 meeting one of the residents from Southpointe was concerned about real existing traffic issues just from Silverview. This proposal would more than double the number of units and still no effect on local traffic? Factor in the reduction in driving lanes on South Carson Street which will most likely serve to divert traffic to Edmonds and Saliman via Koontz and Clearview and it would be reasonable to reevaluate the consequences of this additional development.

Current land uses adjacent to the proposal lean heavily towards the rural, particularly horses. Silver Peak Stables is located at the corner of Clearview and Center. The other two properties have infrastructure for horses and smaller livestock such as llamas or goats. At the northeast corner of the proposal on Center is a roping arena. These types of activities are generally treated

as incompatible with urban neighborhoods.

Water and stormwater are also concerns. While the report ignores any wellhead protection issues, there are at least four domestic wells in close proximity to the proposal. My well is within sixty feet of the east edge of the property. Groundwater contamination was purportedly the main driving force behind the mandatory sewer connections that occurred in the area in the not too distant past. Non-point source pollution of the groundwater as a result of the urbanization above the aquifer is a significant to those of us with domestic wells. Mr. Fellows, the City's Chief Stormwater Engineer, identified dealing with stormwater run-off as an issue requiring mitigation, including a retention basin. This is particularly concerning in this instance because the retention basin at Mayors Park at the corner of Center and Koontz frequently fills up with contaminated run-off and I am worried about infiltration into our wells as the water percolates out of a basin in such close proximity to our wells.

**From:** [Michael Tanchek](#)  
**To:** [Public Comment; Planning Department](#)  
**Cc:** [Alex Tanchek](#)  
**Subject:** Objection to Clearview Dr. Rezoning  
**Date:** Wednesday, June 17, 2020 10:05:37 AM  
**Attachments:** [Objection to Clearview Dr Rezoning.odt](#)  
[Attachment 2 Assessor's Map.pdf](#)  
[Wellhead Protection NDEP.pdf](#)  
[Wisconsin Publication.pdf](#)

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I am enclosing my objection, including 5 attachments to the proposed rezoning on Clearview Drive, Item 24b on the June 18, 2020 board of Supervisors' meeting. I will also provide hard copies.

Michael Tanchek  
740 Clearview Dr.  
Carson City 89701  
(775) 883-3129



## Objection to the Recommendation of the Carson City Planning Commission

Zoning Map Amendment, File Number ZA-2020-0005

Carson City Board of Supervisors

June 18, 2020

Agenda Item 24.b

Michael J. Tanchek  
740 Clearview Drive  
Carson City, NV

I am filing an objection to the Carson City Planning Commission's ("Commission") recommendation to the Board of Supervisors ("Board") to amend the Carson City zoning map by changing the 5.266 acre parcel ("the parcel") west of Center Drive and north of Clearview Drive (APN 009-124-03) from SF1A to SF6. This issue is before the Carson City Board of Supervisors on June 18, 2020 as Agenda Item 24.b.

I attempted to appeal the Commission's decision on June 4, 2020, but was refused and informed by Staff that such appeals are not permitted because the Commission's action was merely a recommendation to the Board. In accordance with the Staff's instructions, I am bringing my objection and alternative recommendation before the Board.

I reside at 740 E. Clearview Drive and am one of the seven neighborhood residents who filed timely written comments with the Commission. My residence, on the northeast corner of Clearview and Center Drives, fronts approximately 300 feet of the east side of the parcel. In addition, I am one of the adjacent residents who rely on a domestic well for my drinking water. My well head is approximately 50 feet from the parcel on Center Drive.

In February, I provided comments concerning the special use permit convert unsold commercial property on Clearview and Silversage to 34 townhouses. At that time, I told the Commission that my bigger concern was using that special use permit as a pretext for rezoning the parcel being discussed today into a much higher housing density than already existed. Staff pointed out that my concern was groundless because, well, the parcel was SF 1A. I find it hard to believe that Staff did not know, at that time, that this rezoning request was in progress.

The Board of Supervisors should reject the recommendation made by the Commission in this matter at its May 27, 2020 meeting and, as shown on page 2 of the Staff Report under the heading of "Alternatives," not introduce the Ordinance and not amend the zoning map.

The Commission's recommendation relied on a recommendation by Carson City's Planning Staff ("Staff") which, in turn, relied on the report submitted by the applicant's consultant, Susan Pansky Planning ("Pansky report").

Absent rejecting the proposed amendment to the zoning map, an additional alternative would be to return the matter to the Planning Commission with instructions to amend its recommendation to include SF21 zoning along Center and Clearview Drives. This alternative was proposed and supported by residents adjacent to the parcel as shown in their submissions to the Commission on pages 11, 27, 29, 30, and 33 of

the Staff Report.

A map showing the residents' proposed alternative is included as Attachment 1.

My objection is based on and supported by the following:

1. The Commission failed to address the alternative zoning proposal raised by the residents. As shown on the maps of existing and proposed zoning on page 7 of the Staff report, there is no SF 6 zoning on Center Drive between Koontz Drive and Clearview Drive nor on Clearview between Silver Sage and Center. The SF 6 zoning designation for the entire parcel is inconsistent with the current zoning on the north, south and east sides and does not provide an adequate transition between the proposed SF6 and the surrounding SF 1A and SF 21 .

Zoning for SF 21 lot sizes on both Center and Clearview is consistent with the manner in which the Southpointe development to the north was allowed to proceed, is consistent with the Master Plan, is consistent with the Commission's past practices, and meets the objections of the surrounding residents.

-Zoning on the east side along Center is all zoned SF 1 acre. Most of the properties are greater than one acre in size. Almost the entire east side of the parcel borders my property. The northeast corner of the parcel borders the 2+ acre Tolle property complete with its rodeo quality roping arena. Silver Peak Stables, at the southeast corner of Clearview and, Center is about 2 acres in size.

-Across Clearview on the south, some clarification is necessary. The Staff neglected to include either the current or proposed zoning on those properties bounded by Clearview, Center, Roventini, and Silver Sage as shown on the map found on page 7 of the Staff report. In its the narrative, Staff says that the land to the south is zoned SF 1A. However, the Assessor's map for that block shows that the existing residential properties along Clearview to be about 4/10ths of an acre in size (Attachment 2). These residences are consistent with SF 21 zoning which allows one to three units per acre. They do not reflect SF 6 proposed for the parcel across the street. As pointed out by the applicant on page 3 of the Pansky report (Table 1), SF 21 conforms to Medium Density Residential and is, therefor, consistent with the Master Plan. Since the SF 21 zoning along Center and the existing residences on the south side of Clearview already meet the requirements for SF 21, both meet the master plan's designation of the area as Medium Density Residential, amending the proposed zoning to SF 21 along Clearview would also be reasonable, consistent, and appropriate.

-The north side of the parcel is adjacent to both the SF 6 zoning along Silver Sage and the SF 21 zoning along Center. The properties associated with the Southpointe development on Center were carved out as a 1,000 foot long strip of SF 21 in order to provide a more rational and orderly transition between the SF 6 along Silver Sage and and the SF 1A on Center. As previously shown by the applicant in the Pansky report, SF 21 conforms to Medium Density Residential and is, therefor, consistent with the Master Plan. Amending the zoning map to reflect SF 21 on the remaining 380 feet along Center would be reasonable, consistent, and appropriate.

2. Section II of the proposed ordinance on page 3 of the Staff Report states, in part, that "the Amendment will provide for land uses compatible with existing adjacent land uses." This is questionable at best, particularly when you consider the livestock and domestic wells adjacent to the parcel. Mere conclusory statements not sustained by substantive information in the Commission's record and should not be relied upon by the Board.

-The area south of Koontz is home to quite a bit of livestock. On Center, the Creech and Tolle

residences have horses. The Tolle place even has a rodeo practice arena. At the intersection of Center and Clearview, Silver Peak Stables provides facilities for boarding and training horses and is popular with the charros from the Mexican community. The Canarys and myself are also at that intersection, but currently have no livestock. I do have facilities for smaller animals such as llamas and goats and the Canarys have livestock shelters.

-Carson City Municipal Code 7.13.050 deals with zoning and livestock. There is a significant distinction between animals allowed on SF 1A and SF 6. Subsection 4.a states: "Horses, swine, fowl, sheep or other animals of a similar nature shall not be maintained on any lot or parcel other than a lot or parcel zoned agriculture (A), conservation reserve (CR), single-family one-acre (SF1A), single-family two-acre (SF2A) or single-family five-acre (SF5A)." Further on, the ordinance states that "Livestock and farm animal numbers will be established at the density of one (1) animal unit for each seven thousand (7,000) square feet of lot area." This number is significant because SF 6 zoning doesn't meet the 7,000 square foot threshold. Clearly, lot sizes this small don't mix well with and are incompatible with the larger lots where livestock are allowed to be kept, especially SF 1A and larger.

3. Addressing the potential impacts the rezoning might have on domestic wells adjacent to and near the parcel was legitimately before the Commission in terms of the required findings under Section II of the proposed ordinance. The water issues affect both the compatibility with adjacent land uses and negative impacts to public health, safety, and welfare. The issues should have been considered in light of the proposed alternative zoning along Clearview and Center.

-Commissioner Perry was unaware that there are domestic wells providing water to residents in Carson City. In response to Commissioner Perry, a Staff Engineer pointed out that "There are areas of town where they were developed with wells. If a well goes dry they would have to connect. It's not the norm, but it does happen." (Video taped minutes at 46:37) There are a significant number of domestic wells south of Koontz. Four of them are on the periphery of the parcel being rezoned. In addition to my residence, the Creech residence also has a domestic well on the east side of Center. The Silver Peak Stables and Labadie residence on the southeast corner of Clearview and Center is on a domestic well. And, the French residence on the southwest corner of Clearview and Silver Sage is also on a domestic well.

-The Staff Engineer also told the Commission that "Surface water run-off is typically not considered a source of pollution for groundwater" (Video taped minutes at 49:04) is inaccurate. The Nevada Division of Environmental Protection found the problem of drinking water contamination from urban run-off to be significant enough to address the problem in a publication (Attachment 3) titled "Wellhead Protection and Nevada Regulations for Protection of Groundwater." The publication is instructive as to the importance of protecting sources of well water. On page 2, NDEP makes seven recommendations for establishing a sound well head protection plan in order to protect underground drinking water sources, such as ours. Following the recommendations, is a listing of sources of ground water pollution threatening groundwater supplies. The very first source they identify is Nonpoint Sources, stating "Nonpoint source pollution originates from a diffuse source such as urban runoff (emphasis added), irrigation drainage, mining recommends a minimum wellhead protection area with a radius construction, etc. Nonpoint sources can contaminate both surface and ground water" (emphasis added.) Attachment 4 is a publication from the Wisconsin Groundwater Coordinator Council explaining and illustrating how a residence (or in our case, almost 40 residences in a relatively small area) can have serious negative impacts on existing groundwater resources.

-The Staff Engineer also told the Commission that the "mandatory" sewer hook up requirement south of Koontz focused on nitrates and septic tanks. However, he neglected to mention that this was done in order to protect the large number of domestic wells in the area from potential groundwater

contamination.

-Mr. Fellows, the City's Chief Stormwater Engineer, identified stormwater run-off as an issue requiring mitigation, including a retention basin. I raised this concern because the Mayors Park retention basin at Center and Koontz frequently fills up with contaminated run-off. Attachment 5 is a photo of that retention basin after a summer rain. I am legitimately worried about infiltration of contaminated into our wells as the water percolates out of a basin in such close proximity to our drinking water. I realize it is a design issue, but as a side note, the retention basin should be located as far away from the domestic wells as possible.

-Subdivisions, such as the one being proposed for this parcel, can create another water problem because hard-scape and stormwater diversions reduce the amount of water available to recharge the groundwater wells. This problem was also identified in the Wisconsin fact sheet. Well owners can't do much about natural declines in groundwater, but artificially created reductions can and should be prevented before they create a problem.

Amending the proposal to include the SF 21 buffer along Clearview and Center could mitigate most, if not all, of the associated water problems.

4. The Commission failed to take into account the cumulative effects of recent actions involving development in the area, including the introduction of 1,400 additional residents into such a limited area. Conditions in Carson City have changed since 2006, the date Staff says the last master plan revision took place. Planning should be a dynamic process that taking into consideration what has actually occurred rather than relying on what someone hoped would happen more than 15 years ago. Downplaying the effects that this many new residents will have on local roads, schools, and other community services is not constructive.

-Over 400 dwelling units are either under construction or have been approved along 4,200 foot section of Clearview Drive between Center Drive and Voltaire Street. An additional 143 units have been approved on Cochise (Curry) Street at Overland Street, just south of Clearview. Forty-one more units are under construction at Jackson Village, one block north of Clearview. Using the U.S. Census Bureau average household size for Carson City, this translates to about 1,400 more residents.

-Traffic is already serious problem for existing residents, particularly on Clearview, Silver Sage, and Koontz because they are used as a by-pass between south Carson Street and Edmonds. That was the case before the freeway and is still the case today. Using Clearview enables drivers traveling between northeast Carson City and Lyon County to avoid three additional stoplights and the congestion on Carson Street. As for local residents, it is quicker and more convenient to use the same by-pass to access northbound 580 at Fairview rather than the 395-Hwy 50 interchange on south Carson Street.

-There are currently about 40 homes on Clearview between Carson Street and Edmonds. Yet, as I pointed out at the February hearing and Staff confirmed for this proposal, Clearview sees about 7,000 vehicles per day. This traffic is not primarily local. Contrary to the opinions of the applicant, Staff and the Commission, the traffic generated by 1,400 additional residents along that corridor will have a significant negative impact on the "quality of life" of the local community.

-At the February hearing, Mary Siders, a resident of the Southpointe development, testified that the problems those residents were already having getting on to Silver Sage would be exacerbated by the proposed 34 residential units to be contributed by the Silver View Townhomes project. Add in the 41 units from Jackson Village currently under construction and you've got the drivers from 75 additional residences

trying to use Silver Sage between Southpointe and the Greater Nevada Credit Union as their principle means of access. Now add in the potential for 36 more units from rezoning this parcel and things will only get worse.

-The impact on schools is addressed on page 6 of the Pansky report. While the applicant and the school district agree that the potential for 10 new students based on this proposal when viewed in isolation would not be a problem, The representative for the district said that the "aggregate of all development," i.e., the cumulative effect, is an ongoing concern. Pose the same question, but include the students among the 1,400 additional residents to be expected soon, and the district's position could very well be different. Adding even more students to an ever increasing total will have an impact and require the district to come up with more resources to deal with it.

-An item not mentioned at all is the impact that 1,400 more residents in their service territory will have on the already busy Fire Station 53 on Snyder Avenue.

-The Pansky report discusses a "transition" to higher densities on both sides of Silver Sage on page 8. The projects cited include: Jackson Village, a walled off, isolated high density project completely surrounded by JC Penney, Kohl's, Southwest Gas, Greater Nevada Credit Union, and the Mountain View Health and Rehabilitation Center; and the Silver View Townhomes, which required a special use permit since no commercial businesses wanted to acquire the property. The report also points to the area east of the bowling alley, north of the freeway, and south of the fire station, Ross Gold Park, and Snyder Avenue. This is an anomolous and isolated triangle of high density apartments, senior housing, townhomes, and condominiums that is nowhere near being adjacent to Silver Sage. The only real "transition" to higher density that has actually occurred in the past 30 years is Southpointe. The alternative proposed by the residents, myself included, would have the zoning mirror what was done with Southpointe.

Residents directly impacted by the proposal have offered a reasonable alternative to what was recommended by the Commission. The zoning along Clearview and Center should be the same as the SF 21 on Center. In the words of Susan Pansky, the existing residents "...are not asking for anything outside of what the master plan had contemplated in its last update."

In conclusion, the Carson City Board of Supervisors should reject the recommendation of the Planning Commission or, in the alternative, return the matter to the Commission with instructions to amend their recommendation to include a buffer of SF 21 zoning along those parts of the parcel adjacent to Clearview and Center.

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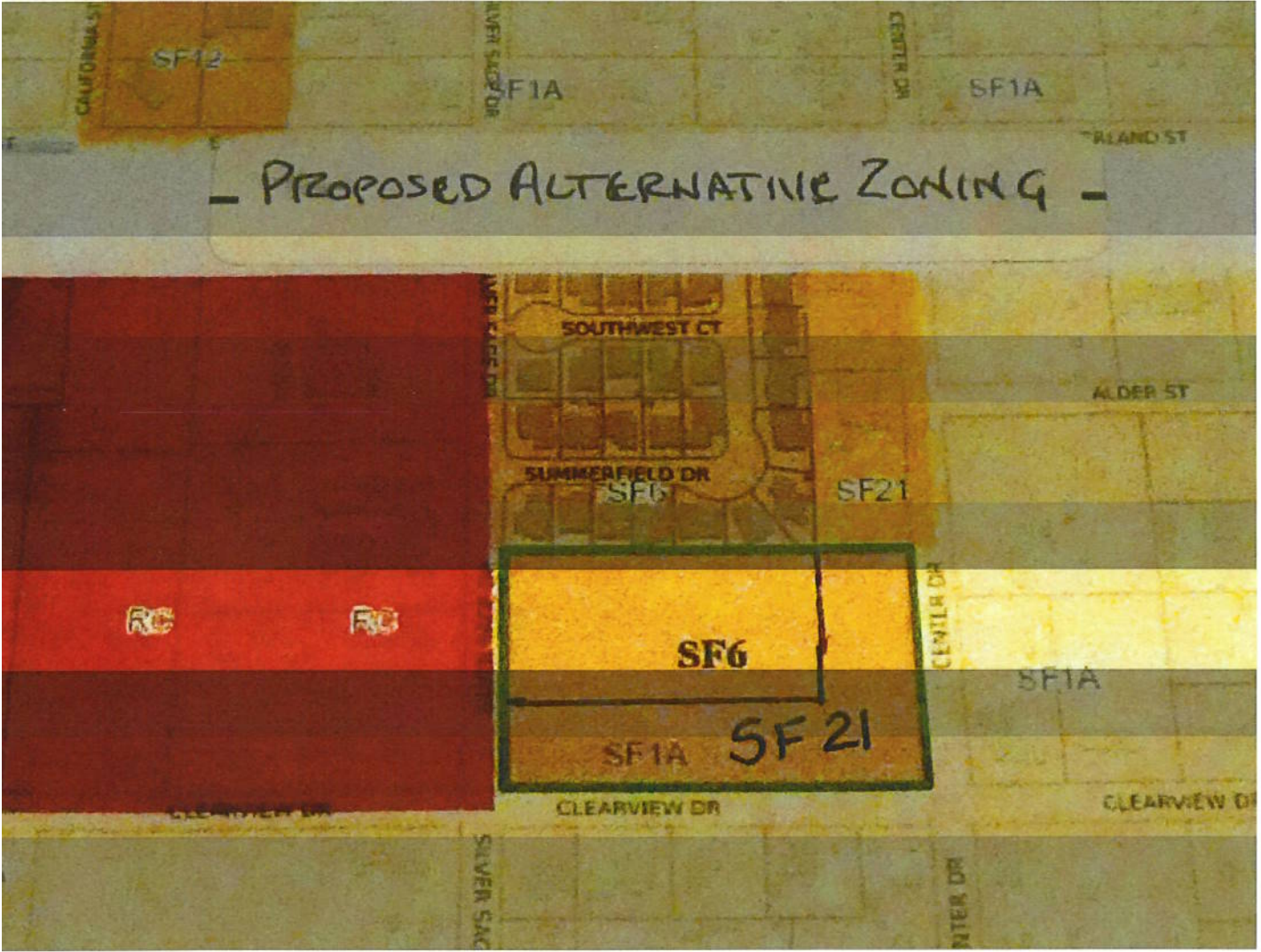
Michael Tanchek

740 Clearview Drive

Carson City, NV 89701

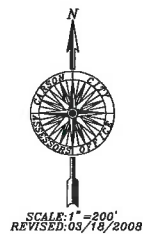
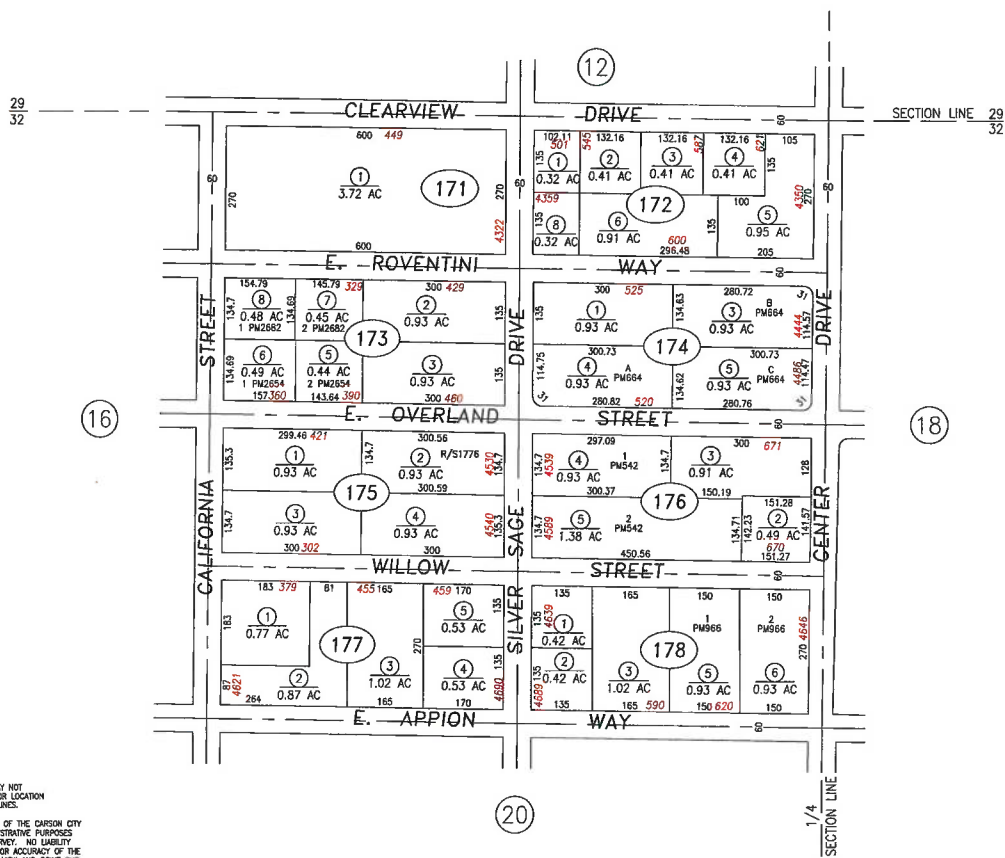
June 5, 2020

- PROPOSED ALTERNATIVE ZONING -



NE1/4 NW1/4 SECTION 32, T.15 N., R.20 E., M.D.B. & M.

9-17



PARCEL 9-173-01 is now 07 & 08.

NOTE:  
 SOME PARCELS DELINEATED HEREON MAY NOT BE PRESENTED IN TRUE SIZE, SHAPE, OR LOCATION DUE TO DISCREPANCIES BETWEEN LOT LINES.  
 CARSON CITY, NEVADA

THIS MAP IS PREPARED FOR THE USE OF THE CARSON CITY ASSESSOR FOR ASSESSMENT AND ILLUSTRATIVE PURPOSES ONLY. IT DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED AS TO THE SUFFICIENCY OR ACCURACY OF THE DATA DELINEATED HEREON. YOU CAN VIEW AND PRINT OUR MAPS AT NO CHARGE FROM OUR WEBSITE AT [WWW.CARSON-CITY.NV.GOV](http://WWW.CARSON-CITY.NV.GOV)





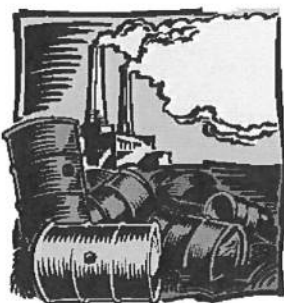

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## **WELLHEAD PROTECTION AND NEVADA REGULATIONS FOR PROTECTION OF GROUND WATER**

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### ***Introduction***

In Nevada most communities receive their drinking water from underground sources through private wells or public water supply systems. In addition to supplying water, the subsurface environment has been used for centuries to dispose of liquid and solid wastes. Subsurface waste disposal from businesses, industrial manufacturing, septic tanks or farming could contaminate both public and private drinking water wells. Therefore, protecting these water supplies is extremely important.



The State of Nevada has adopted water quality legislation and pursuant regulations to protect the ground water from potential contaminant sources. Some potential contaminant sources regulated by the Nevada

Administrative Code (NAC) include underground storage tanks, landfills, wastewater treatment systems, mining facilities, underground injection systems, and hazardous waste treatment and storage/disposal facilities. Since poorly constructed wells and unplugged/unused wells can act as direct conduits for contaminants to reach an aquifer, the construction and abandonment of water wells are also regulated by the State through the Division of Water Resources.

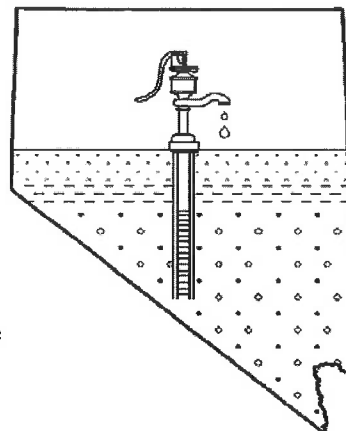
The Nevada Division of Environmental Protection (NDEP), the lead agency for ground water protection in the State of Nevada, implements and enforces regulations under the Nevada Water

Pollution Control Law and other laws included in various chapters of the Nevada Revised Statutes (NRS). The Nevada Division of Minerals (NDOM), the Nevada Department of Agriculture (NDOA), the Nevada Division of Water Resources (NDWR), and the Nevada State Health Division (NSHD) also enforce regulations which protect ground water. Information regarding specific regulations can be obtained by contacting the respective divisions. Also, the NAC is available on the world wide web at [www.leg.state.nv.us](http://www.leg.state.nv.us).

Nevada has passed statutes that provide for source specific controls such as design and performance standards for mining facilities, landfills, etc. Also, Nevada has land use statutes that enable local authorities to manage potential sources of contamination as part of Wellhead Protection Programs (WHPPs). This fact sheet summarizes the description of a Wellhead Protection Program and most other potential contaminant sources regulated by the NAC.

### ***Wellhead Protection Program***

The State Wellhead Protection Program (WHPP) is a voluntary program that encourages local governments, communities, and utility companies to take systematic preventive measures to protect their underground drinking water resources. The basic idea of wellhead protection is to reduce the risk of ground water contamination by





managing potential sources of contamination. A community must determine the land surface area around a water supply well, called the wellhead protection area (WHPA), that should be protected. Before a plan or program can be developed, it is important to identify the existing and potential threats to the ground water. Then the WHPA should be managed to protect the ground water.

The Bureau of Water Pollution Control (BWPC) within NDEP is the lead agency for Nevada's Wellhead Protection Program. The BWPC provides technical assistance, educational guidance, and financial assistance (when available) for local program development and implementation of WHPPs. The State recommends the following elements be included in the development of a WHPP.

- Formation of a local WHPP team, and identification of roles and responsibilities of all team members.
- Delineation of wellhead protection areas (WHPAs): the State's recommendation is to consider a minimum WHPA of a 3,000 foot radius or a 5-year travel time capture zone for shallow, unconfined or semi-confined aquifers.
- Identification of potential contaminant sources: an extensive inventory is needed within your community and near the wells to identify the location of facilities using, manufacturing, or storing materials that have the potential to contaminate your drinking water wells.
- Management strategies: to protect your water supply wells from potential sources of contamination.
- Contingency planning: a detailed emergency response plan is needed to be ready for use if an accidental event threatens your drinking water supply.
- Plans for the siting of new wells: to maximize yield and reduce the potential for contamination.
- Public participation: to ensure involvement of local citizens throughout the wellhead protection process.

The management of land use in the WHPA is usually the responsibility of local governments. Local governments have a variety of regulatory and non-regulatory management options to protect their underground drinking water resources and develop a Wellhead Protection Program (WHPP). The fact sheet entitled "Local Authority for Ground Water and Wellhead Protection" contains the details of the regulatory management options.

#### ***Nonpoint Sources***

Nonpoint source pollution originates from a diffuse source such as urban runoff, irrigation drainage, mining construction, etc. Nonpoint sources can contaminate both surface and ground water resources. The Bureau of Water Quality Planning (BWQP) within NDEP manages a program for the control of nonpoint sources of water pollution. The BWQP's current approach to controlling nonpoint sources of water pollution to both surface and ground water is to seek compliance through regulatory and non-regulatory programs including technical and financial assistance, training, technology transfer, demonstration projects and education. This approach includes coordination of land and water resource management agencies and public outreach. NAC 445A.305 - 445A.340 contains regulations regarding nonpoint sources.

#### ***Underground Storage Tank Regulation, Petroleum Discharge and Hazardous Waste Cleanup***

The Bureau of Corrective Actions (BCA) within NDEP oversees cleanup activities at sites where soil and/or water contamination has been identified, including contamination from Leaking Underground Storage Tanks (NAC 590.700 - 590.790).

The Underground Storage Tank (UST) program focuses on pollution prevention, by setting performance standards for UST-system design, construction, installation, upgrading and



notification requirements (NAC 459.9921 - 459.999). The BCA provides implementation and oversight for multimedia corrective action cases (NAC 445A.226 - 445A.22755, and 445A.273 - 445A.2737), consultant certification (NAC 459.970 - 459.9729), and the petroleum reimbursement fund programs for leaking tanks which have been repaired/removed (NAC 445A.2738 - 445A.2739).

Remediation of contamination from historical operations at active or former Department of Defense facilities, and all remediation projects on Department of Energy facilities are overseen by the Bureau of Federal Facilities, a part of NDEP.

### ***Hazardous Waste Management***

The Bureau of Waste Management (BWM) within NDEP has developed a Hazardous Waste Management plan. The plan provides a mechanism to inventory the sources, types, and quantities of hazardous waste managed in Nevada. NAC 444.842 - 444.976, and 459.952 - 459.95528 contain the implementing regulations.



The RCRA Facility Branch of the BWM is authorized by EPA and has responsibility for implementing Title 40 of the Code of Federal Regulations regarding hazardous waste facilities. An owner or operator of a facility must submit a permit application to BWM for review and approval to operate a facility for hazardous waste treatment, storage, and/or disposal. The permit application also requires that the facility owner/operator implement a ground water monitoring program for disposal facilities to determine the facility's impact on the quality of underground water resources.

### ***Recycling***

The Bureau of Waste Management within NDEP provides funding and technical assistance for recycling programs. Nevada does not have a statewide program for the collection and proper disposal of residential household hazardous wastes, however, several counties operate household hazardous waste collection programs (NAC 444A.005 - 444A.655). These programs help protect ground water through public awareness and proper disposal of potential contaminants. Information about locations and proper disposal of household hazardous wastes can be obtained by calling the Nevada Recycling Hotline at 1-800-597-5865.



### ***Solid Waste***

NDEP's solid waste disposal regulations (NAC 444.570 - 444.7499) require permits for all disposal sites. The Bureau of Waste Management enforces the solid waste disposal regulations to protect the public health and safety including protection of ground water resources. The disposal site location and the facility design must meet criteria stated in the regulations. The permit application for a solid waste facility must include a comprehensive ground water monitoring program to determine the landfill performance in protecting ground water resources.



### ***Septic Systems and Wastewater***

The Bureau of Water Pollution Control (BWPC) within NDEP acts as the primary enforcement agency for Nevada's Water Pollution Control Law. NAC 445A.070 - 445A.348 contain the implementing regulations. The BWPC regulates all septic

systems with a capacity of 5,000 gallons or more of effluent per day. The BWPC also regulates dairies and animal feed lots having a minimum number of animals. NDEP has been delegated the National Pollutant Discharge Elimination System (NPDES) permitting program under the Clean Water Act. Besides NPDES permits for discharge to surface waters, the BWPC also issues State Ground Water Permits for infiltration basins and land application of Publicly Owned Treatment Works (POTW) effluent. NDEP requires the approval of treatment/disposal sites from local governmental bodies before issuing a permit. The BWPC also regulates land application of sewage sludge, or biosolids, a by-product of wastewater treatment.

The Bureau of Health Protection Services (BHPS) within NSHD and the county health authorities regulate the construction of individual septic systems with capacities less than 5,000 gallons per day (NAC Chapter 444).

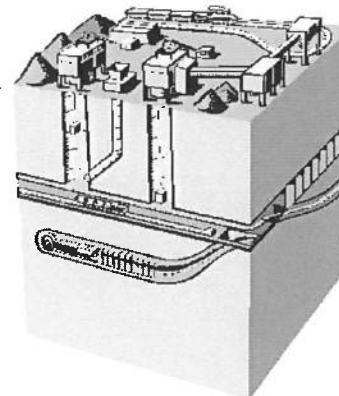
#### ***Underground Injection Control***

An injection well is either a dug hole or a bored, drilled or driven shaft whose depth is greater than its largest surface dimension. Injection is defined as the subsurface emplacement of fluids in a well. Many of these fluids may be hazardous and could contaminate underground water resources. The Bureau of Water Pollution Control within NDEP has attained primacy for the federal Underground Injection Control (UIC) Program under the Safe Drinking Water Act. The program requires preliminary construction approval for certain injection wells, including geothermal and oil/gas production injection wells, and initial and periodic mechanical integrity testing. It also provides enforcement capabilities for action against noncomplying facilities. NAC 445A.810 - 445A.925 contains regulations regarding the underground injection control program.

#### ***Mining Facilities***

The Bureau of Mining Regulation and Reclamation (BMRR) within NDEP enforces regulations governing the design, construction, operation, closure and reclamation of mining

facilities (NAC 445A.350 - 445A.447, and 519A.010 - 519A.415). A permit is required before construction of any new process components or modifications to existing process components such as, heap leaching facilities, lined solution ponds, and tailing impoundments. The permit also requires site-specific surface and ground water monitoring programs. The facilities must routinely characterize process solutions and waste rock. Submittal of quarterly and annual reports is required. Spills or releases must be reported to the BMRR.



#### ***Hydrocarbon and Geothermal Production***

The Nevada Division of Minerals (NDOM) has the authority to review and approve design of oil, gas and geothermal wells (NAC 522.010 - 522.195, and 534A.010 - 534A.690). NDOM's authority also includes testing and approval of blow out prevention equipment, and well plugging and abandonment design and verification. The NDOM works in coordination with NDEP's UIC program.



#### ***Pesticides***

The Nevada Department of Agriculture (NDOA) has the authority to administer the Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA), and the Nevada Pesticides Act in the State. This includes authority to restrict, prohibit or cancel the use of specific pesticides statewide or by agricultural area if a pesticide is determined to be detrimental to public health (NAC 555.250 - 555.530, 555.600 - 555.700, and 586.005 - 586.151). The NDOA



has completed a draft State Ground Water Pesticide Management Plan (PMP). Pesticides that may pose an adverse effect to the environment will be subject to an EPA-approved pesticide specific PMP as a condition for their legal sale and use in

Nevada.

#### ***Well Construction and Abandonment***

The Nevada Division of Water Resources (NDWR) licenses well drillers and regulates well drilling in the State. NAC 534.010 - 534.500 contains regulations for well construction, casing material, proper drilling techniques/sanitary seals and the proper plugging of abandoned wells. All wells other than mining exploration boreholes must be drilled by a well driller licensed in Nevada. Also, NDWR is the custodian of all well logs for wells drilled in the State. The Bureau of Safe Drinking Water (BSDW) within NDEP further regulates well construction for public water systems (NAC 445A.54022 - 445A.5405).

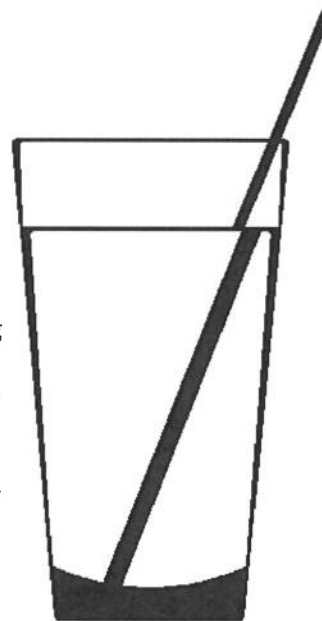
#### ***Subdivision Review***

The NDEP and the NDWR conduct a comprehensive review of all subdivisions for ongoing development to ensure protection of public health and safety (NAC 278.010 - 278.530, and 445A.342). NDWR's review determines whether or not the water purveyor has sufficient water rights to serve any proposed subdivision. Within NDEP, the Bureau of Water Pollution Control's review determines the availability of proper and adequate wastewater disposal services to minimize wastewater disposal's impact on ground water quality. BSDW's subdivision review includes evaluation of the historical

land use and current zoning of the area. BSDW also reviews soil characteristics if individual septic systems are used. In addition, BSDW requires a will-serve letter if public water systems supply drinking water to the proposed subdivision. If domestic wells are used to supply drinking water, then BSDW requires ground water quality monitoring to ensure that the water quality meets drinking water standards.

#### ***Public Water Systems***

The Bureau of Safe Drinking Water (BSDW) within NDEP is the primary enforcement authority for the supervision of public drinking water systems as authorized under the federal Safe Drinking Water Act. The BSDW is responsible for the monitoring and regulation of public drinking water systems. NAC 445A.450 - 445A.67644 contains regulations regarding the public water system supervision program.



#### ***Prevention is the best solution . . .***

Public water suppliers have the responsibility to protect public health and safety by providing safe drinking water. Public water suppliers need to identify potential sources of contamination and work with the appropriate agencies to protect ground water resources. Appropriate preventive measures to protect ground water are less expensive than clean up of contaminated ground water. Managing potential sources of contamination, in part through State and Local regulations and authority, will potentially save millions of dollars in the long term and protect public health.

***For More Information Contact:******Nevada Division of Environmental Protection***

901 S. Stewart Street, Suite 4001  
Carson City, Nevada 89706-0851  
(775) 687- 4670

***Nevada Division of Minerals***

400 West King Street, Suite 106  
Carson City, Nevada 89703-0062  
(775) 687 - 5050

***Nevada Division of Water Resources***

901 S. Stewart Street, Suite 4001  
Carson City, Nevada 89706-0851  
(775) 684 - 2800

***Nevada Department of Agriculture***

350 Capitol Hill Avenue  
Reno, Nevada 89502-2292  
(775) 688 - 1182 ext. 251

***Nevada State Health Division***

4150 Technology Way  
Carson City, Nevada 89701-5405  
(775) 684 - 4200

***For More Information about Wellhead Protection:***  
*Contact the Bureau of Water Pollution Control, NDEP at (775) 687- 9422*

***NDEP encourages persons or organizations to reproduce all or part of this fact sheet for general circulation.***  
*Funded by the Drinking Water State Revolving Fund Wellhead Protection Program Set-Aside through the Nevada Division of Environmental Protection and a Clean Water Act §319 grant from the U.S. Environmental Protection Agency.*



## RESIDENTIAL DEVELOPMENT AND GROUNDWATER RESOURCES

### COMPREHENSIVE PLANNING AND GROUNDWATER FACT SHEET 3

#### WISCONSIN GROUNDWATER COORDINATING COUNCIL

July 2002

New residential development is one of the most common types of growth experienced by Wisconsin communities. In 2000, over 16,000 new one and two-family homes were built in Wisconsin. Wisconsin is expected to have an additional 400,000 households by 2015, so the number of new homes will continue to grow.

To understand how residential development can affect groundwater, it's important to recognize that all land has groundwater beneath it (Figure 1). Groundwater flows through underground soil and rock materials, generally from higher to lower areas on the land surface. Sometimes we plan to directly use that groundwater, as when we drill individual drinking water wells. But even when we do not plan to use it, residential development may affect both the quality and amount of local groundwater.

The choice of water supply and wastewater treatment for residential development is critical. It will affect the size of lots required, and the acceptable number and density of homes. Placement of wells and wastewater systems relative to groundwater flow direction is also important. Educating homeowners on proper lawn care or wastewater management practices later is important, but cannot always overcome poor decisions in the original design. So, good planning of residential development is the first step to protecting groundwater quality in residential areas.

This fact sheet examines the relationship between residential development, particularly development of new subdivisions, and the groundwater resource. It also discusses ways in which impacts can be minimized.

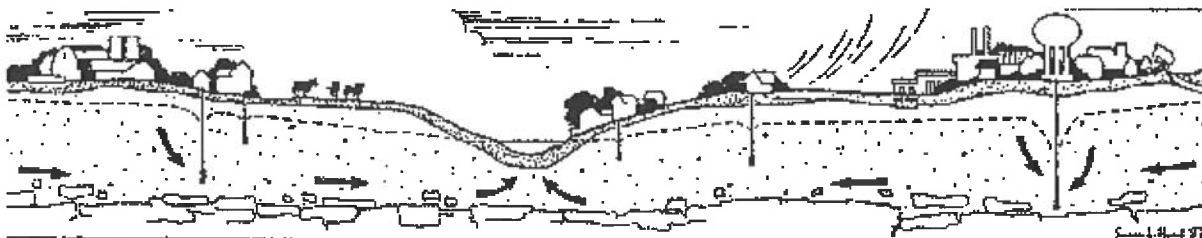
#### Water Supply Considerations

Water to serve residential developments can be provided in three ways: through connection to a community water system, a subdivision water system, or individual home wells.

- *Community water systems* may use surface water or groundwater. When groundwater is used, withdrawal of water from high capacity wells might reduce the amount of water available to local streams and lakes. Careful design and management of these wells can reduce these impacts, but Wisconsin law does not currently
- *Individual home wells* have smaller impacts on groundwater and surface water flow than high capacity wells, especially when the water is returned to the groundwater through onsite wastewater treatment. Since homeowners generally use well water without treatment, the quality of groundwater available onsite is critical. Homeowners are responsible for monitoring their own water quality.

require consideration of surface water effects. Changes to the community infrastructure may be needed to provide services to additional homes. The quality of community water systems is continually monitored.

**Figure 1. Groundwater underlies Wisconsin, and supplies water for rural and urban uses.**



- *Subdivision water systems* are required to monitor water quality if one well serves 25 or more residents. Typically this is assumed to be the case when 7 or more homes are interconnected to one well. Water systems serving fewer homes are otherwise similar to individual wells in their regulation and impacts on groundwater.

### Wastewater Treatment Considerations

Wastewater treatment for a residential development can similarly be provided in three ways: through connection to a municipal system, development of a group onsite wastewater treatment system, or individual onsite wastewater treatment systems. Both public facilities and onsite systems vary in the degree of treatment they are designed to provide.

- Use of *municipal sewers* allows wastewater to be treated off-site, so groundwater contamination potential is minimized. However, in sewer developments with individual home wells, the local groundwater level may be lowered because the public sewer removes wastewater from the area, preventing it from naturally replenishing groundwater.
- In developments with *onsite wastewater treatment systems*, whether individual or group systems, wastewater replenishes local groundwater. However, some contaminants, such as nitrate and chloride, are not removed by conventional systems and may cause local groundwater quality problems even when systems are constructed to applicable state codes. If the development is in the recharge area for the public water source, contaminants could also affect the public water supply. Research shows that developments with individual onsite wastewater treatment systems and private wells require lot sizes of at least an acre to protect drinking water quality.
- Especially sensitive areas for onsite wastewater treatment include those with highly permeable soils, or shallow depths to groundwater or fractured bedrock. In such areas, bacteria, viruses, volatile organic compounds, or other contaminants may also affect groundwater. The community may choose to direct

development away from sensitive groundwater areas, even when onsite wastewater codes allow it, or require additional wastewater treatment, such as sand filtration, disinfection, or nitrate removal.

### Conservation Subdivisions

Conservation subdivisions (sometimes called cluster development) preserve green space in a community by using less land for individual lots, and maintaining the natural features of the land as much as possible. Such developments can have many environmental benefits, including potential groundwater benefits if less land is developed into fertilized lawns and landscapes.

However, conservation subdivisions, like any development using small lots, must be carefully designed to prevent unwanted “recycling” of wastewater into private wells. This “recycling” occurs when onsite wastewater treatment system drainfields or mounds are located *upgradient* (uphill in the groundwater flow system) from private or group wells. Wastewater containing high levels of nitrate and other contaminants that re-enters the groundwater can be pumped by downgradient wells, even on neighboring properties. To minimize such problems:

- determine groundwater flow direction and avoid constructing wells downgradient from onsite wastewater treatment systems,
- use advanced onsite wastewater treatment systems,
- or connect conservation subdivisions to a community sewer and water supply.

### Groundwater Issues Common to All Residential Development

Besides water supply and wastewater treatment, issues common to all residential developments include (Figure 2):

- Land covered with impervious surfaces such as homes, driveways, roads and parking lots may have more runoff and less groundwater recharge than undeveloped land. However, increased groundwater recharge may occur if the runoff water naturally infiltrates onsite or is infiltrated by raingardens or other stormwater management systems.

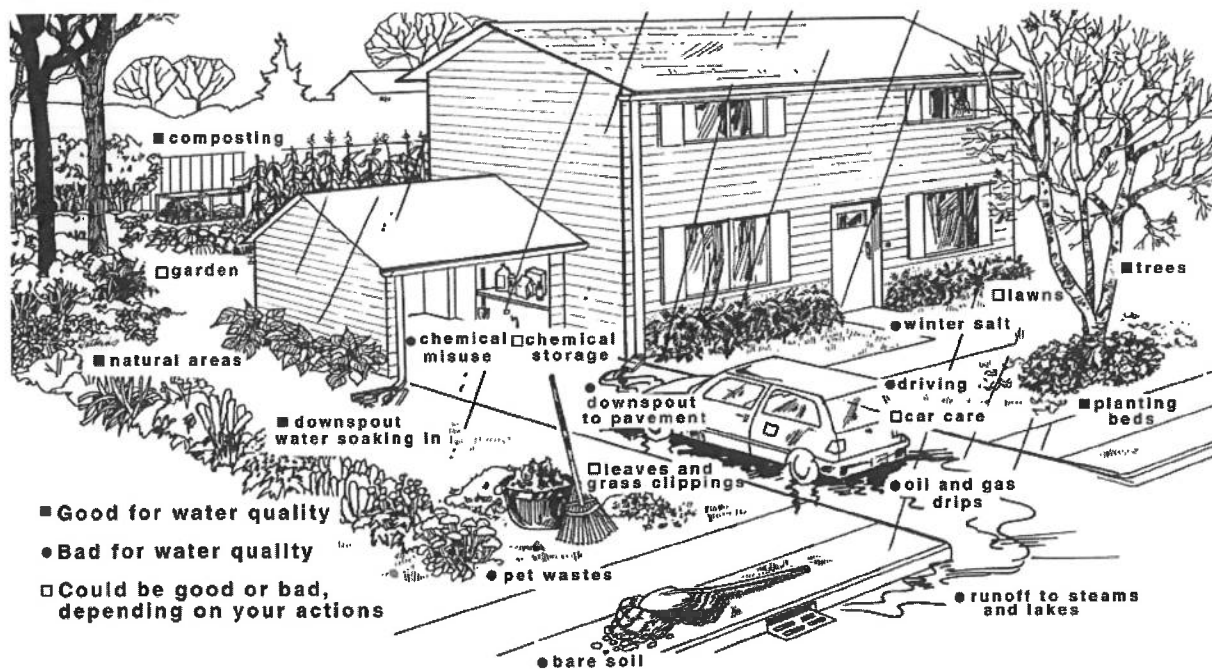
- Where storm sewers are used, they may divert water that otherwise would recharge groundwater.
- Water supplies for new homes may require an increased withdrawal of groundwater.
- Roads and parking lots serving developments mean more use of road salt and more oil, gas and other fluids from vehicles, which can end up in local streams, lakes or groundwater.
- Fertilization and irrigation of lawns increases the risk of contaminating groundwater or surface water.
- Improper waste disposal practices (dumping waste oil or antifreeze on the ground, for example) can also harm groundwater quality.
- past uses of the land. If the land was used for a barnyard, dump, or other waste disposal site, groundwater contamination may already be present. It might be difficult to get good quality water for a private well.
- upgradient land uses. Groundwater flow direction for the subdivision should be determined. Maps are available from the Wisconsin Geological and Natural History Survey for some areas. Contamination sources in the recharge area for private wells in the new development should be identified.
- suitability of property for development of onsite wastewater treatment systems and private wells. An assessment of the local aquifer is needed to ensure that it can supply enough water to the number of private wells planned for the area. The soils on the property also need to be evaluated for their acceptability for the use of onsite wastewater systems (if proposed).

### Evaluating the Quantity and Quality of Groundwater Available for Residential Development with Onsite Water and Wastewater Systems

When evaluating the potential of a piece of land for residential development using individual wells and wastewater treatment systems, the following factors should be considered:

- existing groundwater quality. The developer could be required to install monitoring wells, and sample them for human-made contaminants such as nitrate and pesticides, and natural water quality problems such as

**Figure 2. Typical activities around the home can affect groundwater quality.**





arsenic, iron and radioactivity. Existing neighboring wells can be sampled if there are other homes in the area. Accurate information about the depth and construction details is needed for existing wells. If groundwater problems exist, local governments can consider requiring treatment systems or a notification of groundwater problems on the home's deed.

### Minimizing the Impacts of Residential Development on Groundwater Resources

Fortunately, there are steps that planners, engineers, and developers can take, before, during, and after development, to minimize the effects of residential development on groundwater resources. These include:

- using raingardens to encourage infiltration of stormwater and recharge to groundwater.
- minimizing paved surfaces such as driveways, or installing brick driveways and walks instead of poured concrete or asphalt.
- requiring use of advanced wastewater treatment systems, such as nitrate removal systems, in vulnerable groundwater areas.
- providing centralized water or sewer in areas where natural conditions or housing density make onsite system use unsafe or marginal.
- educating homeowners on the need for proper maintenance of private wells and onsite wastewater treatment systems, periodic testing of private well water, and planning for eventual well, pump or drainfield replacement.
- placing private wells upgradient from onsite wastewater treatment systems on the same or neighboring property to prevent recycling of wastewater into private wells.
- encouraging or requiring water conservation and use of water saving devices, such as low-flow showerheads and toilets, within homes.
- restricting the types and amounts of pesticides and fertilizers used on lawns and gardens.
- encouraging or requiring limits on landscape watering.
- providing education on natural landscaping and other low water demand vegetation.
- providing opportunities, such as Clean Sweep programs, for residents to properly dispose of hazardous household products.
- requiring periodic maintenance of onsite wastewater treatment systems if they are used.

In summary, residential development can have many impacts on both the quality of local groundwater and the amount of water needed by a community. Good planning can balance the need for residential development with protection of both the health and well-being of residents and the quality and quantity of local water resources.

For additional information on residential development options and planning tools, see:

- Ohm, B. W., 1999, Guide to Community Planning, Department of Urban and Regional Planning, Univ. of Madison, Wisconsin /Extension, 275 p. Available from UW Extension.
- WDNR and University of Wisconsin Extension, 2002, Planning for Natural Resources – A Guide to Including Natural Resources in Local Comprehensive Planning, 83 pages. Available from County Extension offices, the Department of Administration's Office of Land Information Services (608-267-2707) and at the WDNR Land Use website.

**This is one of a series of groundwater factsheets designed to provide information to assist communities with comprehensive planning. Other factsheets and more detailed information to assist planners can be found at the Groundwater Coordinating Council (GCC) web site, <http://dnr.wi.gov/org/water/dwg/gcc/> or the WDNR Land Use Team website at <http://dnr.wi.gov/org/es/science/landuse/index.htm>.**

Acknowledgements: Illustration, page 1 from WDNR publication WR-423-95 WI Groundwater Research and Monitoring Project Summaries; page 3, Extension publication GWQ009 Rethinking Yard Care.

**Comprehensive Planning and Groundwater Fact Sheets were produced by GCC subcommittee members Dave Lindorff, WI Department of Natural Resources; Christine Mechenich, Central WI Groundwater Center, and Chuck Warzecha, WI Department of Health and Family Services. July 2002**



**From:** [Larry](#)  
**To:** [Public Comment](#); [Bob Crowell](#); [John Barrette](#); [Stacey Giomi](#); [Brad Bonkowski](#); [Lori Bagwell](#)  
**Subject:** Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03)  
**Date:** Saturday, June 13, 2020 10:50:13 PM  
**Attachments:** [Zoning Map Amendment Input.pdf](#)  
[ZA-2020-0005 -5-27-20 Planning Commission Packet and late material.pdf](#)

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Dear Board of Supervisors,

Attached please find our input with respect to the Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B (Planning Commission File ZA-2020-0005, APN 009-124-03).

We plan to call in at the beginning of the meeting as well. However, our input is lengthy so, in the interest of time, we would appreciate it if you would take the time to read it before the meeting and have it included in your packets. Obviously, we are passionate about this zoning map amendment and wish to have our voices heard.

Thank you very much,  
Krista E. and Lawrence L. Leach  
Valley View Trust  
4031 (& 4051) Center Drive  
Carson City, NV 89701-6453  
775-882-7769 home

**Carson City Board of Supervisors June 18, 2020 Meeting, Agenda Item 24.B  
(Planning Commission File ZA-2020-0005, APN 009-124-03)**

Here is our input regarding the above-referenced zoning map amendment application:

People buy homes and property based on what is around them at the time of purchase including the applicable zoning laws. Our area in south Carson City is still largely rural with a lot of horse property. We are now significantly hemmed in by the freeway and, unfortunately, have never nor will probably ever receive the pedestrian/equestrian/bicyclist overpass at Valley View Drive that was initially planned. To put a larger number of homes than currently zoned for with the resulting traffic and other considerations into this area is not prudent nor fair to the local residents. There is so much other new and proposed development/construction occurring on the south end of town that is already impacting us including the narrowing of South Carson Street. People, by nature, find the least traveled route through an area which has driven our traffic up exponentially. We have no sidewalks so it has become a very dangerous situation.

As the Board of Supervisors, your mission is to protect and enhance the quality of life of all of the residents of Carson City. The current national and worldwide affairs and their ensuing economic effects should not have any bearing on your decision with respect to this zoning map amendment. It is not always appropriate to just follow the dollar signs of additional property tax revenues as there are oftentimes just as many or more negative consequences as well.

Furthermore, it is hard to consider a level of tolerance for a significant zoning amendment when we are not even presented with a drawing of what is envisioned for the subject property.

Therefore, we suggest the following stipulations:

- The main egress into the proposed "subdivision" should only be from Silver Sage Drive the same as the South Pointe subdivision directly to the north.
- There is a lot of traffic on Clearview Drive already so there should be no access to any of the lots from that street.
- Any lots facing Center Drive should remain Single-Family One Acre (SF1A). All other lots on Center Drive between Clearview Drive and Valley View Drive are from .93 acre to 2.07 acres with the exception of the .5 acre parcel next to the retention pond/dog park (Mayor's Park) which gives it a bigger look. Center Drive should remain consistent with larger parcels on it. This appears to have been stipulated when the South Pointe subdivision was approved. Per the Planning Commission Staff Report, the zoning for the west side of Center Drive is Single-Family 21,000 SF (SF21) and it should not be any less than that.
- Any lots facing Clearview Drive should not be any smaller than .41 acre. The lots on the south side of the street range in size from .32 acre to .95 acre with a majority lot size of .41 acre. Per the Planning Commission Staff Report, the zoning for the south side of Clearview Drive is SF1A but Medium Density Residential.
- There should be some open space to include a pass-through walkway on the north end of the property (as there is in on the north end of the South Pointe subdivision) as sidewalks are not really feasible on Center Drive or Clearview Drive. There are currently no sidewalks in this area except on Silver Sage Drive.

- If anything, the Silver View, Jackson Village, Ross Park, and East Roland Street townhome or condominium developments adjacent or near the subject property should be significant reasons to deny this zoning map amendment. For Planning Commission staff to state that the “proposed zoning map amendment will not have a detrimental impact on other properties in the vicinity” clearly does not take into account what has already been approved on either side of South Carson Street and the resulting significant ramifications to our low density residential way of life which needs protecting. Carson City must stop making decisions in isolation as everything affects everything else.
- Obviously, we would prefer the zoning remain at SF1A with nothing smaller than SF21 as we need a transitional buffer from the higher density residential and commercial land use to the west and south of us. The zoning map amendment is not compatible with a large portion of the adjacent residential land uses.
- At the very minimum, if the Board of Supervisors chooses to approve the zoning change, the 5.266 acre lot should be developed consistently with the South Pointe subdivision to the north so that it is contiguous in appearance to include the retention of larger lots sizes on Center Drive and Clearview Drive.

Respectfully submitted,  
Krista E. and Lawrence L. Leach  
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