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December 14, 2021

Mayor Lori Bagwell
Carson City Board of Supervisors
201 N. Carson St., Suite 2
Carson City, NV 89701

Hand delivered "Public Comment"

Dear Mayor Bagwell and Supervisors:

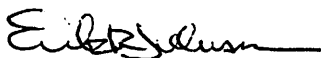
I own a house on the south side of Desatoya Drive and recently received a public notice concerning the Butti Way Affordable Housing Project scheduled for public hearing the day after tomorrow. I reviewed the development agreement and the restrictive covenants and was pleased to note that it provided for the developer to "assure that the tenants have a safe, secure and quiet environment in which to live" (sec. 4.03). My concern is that there appears to be no such provision for the same quiet enjoyment of those in the existing single family homes, like mine, that adjoin the project.

When the tract my house is part of was approved circa 1980, apparently the developer was required to provide a non-combustible barrier separating the homes from the undeveloped city land on Butti. This barrier wisely provided some protection from trespassers and brush fires. However, over the decades, that cement fence has deteriorated and parts are missing and replacements are unavailable. It is not going to stand up to a high density affordable housing project on the other side.

In the hope that my concerns have been addressed already, I met with Dan Stucky and Stephanie Hicks. Unfortunately, my worst fear was realized: The only thing planned between our backyards and bedrooms and either a three story building or a parking lot would be "the existing fence" and unspecified landscaping. The developer's claim, of course, is that a new block wall would render the 160 unit project "financially infeasible". However, in the long run, the wall would be cheaper than installing screening landscaping and maintaining it and its irrigation for fifty years.

Decades ago, my neighborhood at the time was involved in a battle with a utility company, two of our supervisors went to bat for us, and the project was changed, saving our property. There have been changes in Carson City, but one can still hope that you will look out for us again.

Sincerely,



Erik R. Johnson,

cc: Dan Stucky, Stephanie Hicks