

LATE MATERIAL

Item #: Public Comment

Meeting Date: 11/03/22

From: [Abigail Johnson](#)
To: [Public Comment](#); [Alexis Philippi](#); [Lori Bagwell](#); [Stacey Giomi](#); [Stan Jones](#); [Maurice White](#); [Lisa Schuette](#)
Subject: Andersen Ranch West on Nov 3, 2022 agenda
Date: Wednesday, October 26, 2022 1:28:36 PM

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To the members of the Carson City Board of Supervisors:

I am Abigail Johnson. I live at 1983 Maison Way at the corner of Maison and Pardini. My property backs up to the Andersen Ranch field.

I was pleased and surprised when I learned that the Planning Commission had voted to reject the Andersen Ranch West plan as presented. The Planning Commission meeting room was packed and the many people who spoke raised a variety of valid concerns including but not limited to the zoning change. I hope you will read a transcript of the meeting and consider the comments made at the Planning Commission meeting.

I am unable to attend the November 3 hearing, so I'm preparing these comments before seeing the agenda item or supporting attachments.

Condition 9 - Construction hours: After listening to the testimony of homeowners who live adjacent to the Andersen East project, I have the following comments and a request based on their experience. Condition 9 currently allows construction to occur 7 days a week beginning at 7 am (7-7 M-F; 7-5 Sat and Sun). This is not appropriate for an infill project. If the bare land were at the edge of town, not surrounded by homes, it might be reasonable. But for an infill project, the concerns of the residents should be heard and addressed, and the hours of operation adjusted. The Andersen Ranch East neighbors have been subject to uncontrolled dust, pest issues, foundation cracks, and noise from which there is no reprieve, in their own homes. If you do approve Andersen Ranch West, I urge you to amend the hours of construction to weekdays only with a 5 pm cutoff. Let's learn from Andersen Ranch East and improve the planning, permitting and conditions process to protect and respect neighboring residents and property owners. **Infill developments which are adjacent to homes should have restricted hours to ensure some relief for existing homeowners.**

Minimize light pollution: At the Planning Commission meeting, I spoke about the importance of dark skies, reducing light pollution to enable viewing of stars and planets. Here is the website for information about dark skies. <https://www.darksky.org/>. As you may know, the

neighborhood adjacent to Anderson Ranch West on the west side of Ormsby Blvd does not have street lights which enhances viewing of the night sky. We consider it an amenity to be able to see the stars at night with less light pollution. In addition, with the Jack Davis Observatory at WNC not far away, preserving dark skies and minimizing light pollution should be a priority for the City. **The proposed development should not have street lights in order to fit in with neighborhoods west of Ormsby Blvd.**

Many helpful comments were made by members of the public and members of the Planning Commission concerning **egress from the proposed development in case of wildfire as well as the configuration of the street exits in relation to Ormsby Blvd.** I encourage this board to do a thorough review of that testimony and related written comments. Please ensure that departments are working together and that there is an understanding of how road extensions and intersections will work, not just for Andersen West but in relation to the entire transportation system, including in emergencies.

The staff report that the Planning Commission considered did not address consultation with the school district or school capacity. That is a deficiency in the process and the report, and information that should be considered by the Planning Commission and the Board of Supervisors.

I share many of the concerns raised at the Planning Commission meeting. And I remain skeptical that the flooding and drainage issues are adequately addressed. I have raised the concerns above to add to the discussion and make sure that all members of the Board of Supervisors consider these important concerns while reviewing the project.

Thank you for your consideration of my comments.

Abigail Johnson

From: atophelps@yahoo.com
To: [Public Comment](#)
Subject: roll over curbs/mats
Date: Tuesday, November 1, 2022 11:54:56 AM

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

My wife and I have lived combined 25 years at 1536 Evan Street beginning in 1997. We have an RV parking area on the east side of our garage. The prior owner next door built a fence in the utility easement violating our prescriptive easement rights to enter our RV. That forced us to put planks in the gutter to drive straight out and in. She sold the property and the new owner rents out the individual four bedrooms as a boarding house. He has the utilities in his name but his residence is in the bay area. He has other projects going on in the area and uses the garage to store materials and tools. Therefore, there have been numerous incidents of him, construction crews, and tenants parking and blocking our RV area due to their lack of parking. Nothing like having a trip to see an out of town child and being stuck in your own driveway for days. After five kids, we decided we could afford to finish the RV part of our driveway. We were told we had to do a roll over curb. The problem was my RV jacks were dragging over the roll over curb. We decided to buy rubber mats that we saw in all the new housing developments in Reno, Sparks, Spanish Springs and now Carson City. We put those down and added an orange cone in order to prevent a misunderstanding. I'm handicapped with partial paralysis on my right side. It's difficult and a risk of falling if I can't get assistance to handle the mats. A neighbor down the street, who is a construction boss, out of town a lot, assisted in putting them together and setting them in place. That being said, we've had these for almost two years. I have video of the owner next door running out in the street recently and waving the street sweeper over from the new housing development on the Lompa Ranch project, moving my mats, and having him sweeping just that area. I also have video of him late at night stealing the cone and flipping the mats up on the sidewalk. Yes, I filed police reports. After the recent incident, I called the street maintenance supervisor and left a message asking that they don't do that again not knowing it was against city ordinance for the mats to stay in the gutter. There are various kinds all over town. Apparently, the street maintenance supervisor called code enforcement and here we are. As soon as I complied, the people next door started parking there two days ago. We had to call code enforcement. I'm asking that the city ordinance be changed to allow the rubber driveway mats to stay in place making the roll over curbs more accessible for the elderly and handicapped. Thank You for your consideration.

Dann and Cathy Armstrong

From: atophelps@yahoo.com
To: [Public Comment](#)
Subject: FW: Proof /Mats
Date: Tuesday, November 1, 2022 12:04:13 PM
Attachments: [Untitled attachment 00912.txt](#)

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After removing the mats two days ago.

-----Original Message-----

From: Dan Armstrong <atophelps@yahoo.com>
Sent: Tuesday, November 1, 2022 9:19 AM
To: Dan Armstrong <atophelps@yahoo.com>
Subject: Proof

If mats along with cone are utilized it's preventable



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From: [MARK](#)
To: [Public Comment](#)
Subject: New developments
Date: Tuesday, November 1, 2022 2:58:26 PM

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

We do NOT have enough water for these future developments.
There should be bans on lawns for any current developments. We are in a drought. No new developments should be authorized.

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Mark Girard

From: [Brian Smith](#)
To: [Public Comment](#)
Subject: The rezoning and future development of the former Goni property at 1051 N Ormsby Blvd.
Date: Tuesday, November 1, 2022 9:14:27 PM

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

Hello,

My name is Brian Smith and I live at 811 N Ormsby Blvd. and have for 33 years, I had the honor of living next door to Louise and Bill Goni for most of these years before their passing.

Bill, a former Carson City Planning Commissioner, was a huge proponent of open space, He once told me he had his property zoned for 1/3-acre parcels because he felt that was the best fit for the future growth of the westside of Carson City.

If approved; it will be a shame that Bill's vision and ideals for this property are going by the wayside.

The following are my concerns.with this development:

"

Since Carson City Fire Department had an issue with accessibility to the development. Has anyone addressed whether Waste Management's large trucks will be able service these homes? Are these lots going to be for sale or built on by the developer? Are they going to be custom homes or track homes, all alike all in a row? Is this a development that is following the current trend of developers, across the country, being built as" for rent homes only"?

Approximately 98% of the homes on the northside of Washington Street, from Ormsby Blvd. to Mountain St., are single story homes. The proposed smaller lots for development are going to be mostly two story homes, This will be creating a wall for most of the surrounding homes to look at.

With the Anderson Ranch East Project under construction, wouldn't it be in the best interest of our community to let that finish before approving any more development on the westside? With that project done, then the actual impact it has on our water, sewer and traffic flow will be known.

It just seems like there is too much happening too fast.

Thank you for your time.

Respectfully,
Brian Smith

From: [Brian Smith](#)
To: johnk@klsdesigngroup.com
Cc: [Public Comment](#); pupliccomment@carson.org
Subject: The propose development of the property at 1051 N Ormsby Blvd.
Date: Tuesday, November 1, 2022 10:26:41 PM

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

Dear Sir:

My name is Brian Smith and I live at 811 N Ormsby Blvd. and have for 33 years.

I am writing to you with a request for you and the developer to give consideration to, if your project is approved as currently planned

There are three homes on the southern end of your property going east from N Ormsby Blvd. to Bunker Hill, which are all on 1/2-acre parcels. I am requesting that the lots adjacent to these three homes be 1/3-acre lots. This would allow for a transitional buffer to the smaller lots that are proposed. This would also allow for a little more privacy, of which is the reason we live on 1/2-acre parcels.

Thank you for your consideration.

Respectfully,
Brian Smith

From: [Roger Trott](#)
To: [Public Comment](#)
Subject: Andersen Ranch West Comments for Board of Supervisors 11/3/22 Meeting
Date: Wednesday, November 2, 2022 8:58:23 AM

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

To Whom it May Concern:

We live in the Long Ranch area, and like many of our neighbors, we have significant concerns about this project and its probable impacts on the rural nature of our environment. In particular, we're concerned about the cumulative impacts of potentially adding at least 300 homes (Andersen Ranch, Andersen Ranch West, Ash Canyon) to the upper Westside over a short period of time. This area has seen little change over the past 25 years, and this rapid growth would have a major impact on neighborhood/community cohesion, our existing culture and environment, traffic congestion and safety, schools, and flooding potential.

With Andersen Ranch already in development and Ash Canyon apparently in the approval pipeline, we ask the Board of Supervisors to put off approving any more development on the West Side in the near term. At the very least, additional development should be brought on line gradually so that the community can absorb new residents, and that impacts on neighborhoods, roads, etc. can be assessed before new development is approved.

Beyond these concerns, we have reviewed the staff reports for the Andersen Ranch West proposal and offer the following specific comments for your consideration.

1. The traffic study did not assess potential impacts to Longview Way, including its intersections with Kings Canyon Road and Ash Canyon Road. Two of the proposed Andersen Ranch West subdivision access routes will be entering/exiting from Longview Way. Traffic effects, including safety and congestion effects, on that roadway should be evaluated. This road is regularly used by walkers, runners, bicyclists, and other.
2. The traffic study did not adequately address the permanent cumulative impacts of the three developments on Ormsby Boulevard and West King Streets, particularly in the school zones. While these roads may be considered "underutilized" now, they may not be when traffic from 300 homes is added.
3. Ash Canyon Road is narrow and in poor condition, with crumbling shoulders. Any additional traffic on this road, which will certainly occur with the Andersen Ranch West development, will result in adverse effects on safety and the condition of the roadway. Roadway improvements should be included as a condition of tentative map approval.
4. The traffic study did not adequately address the cumulative effects of construction traffic on local roads. If Andersen Ranch West and Ash Canyon are approved, these developments could overlap with Andersen Ranch construction and overwhelm local roads with heavy construction traffic.
5. Parts of the Andersen Ranch West property are in a 100-year floodplain and partially flood during high rain events. As a result, wetlands may be present on this site. Has a wetland delineation been conducted on the site? If not, one should be conducted prior

to tentative map approval. A Section 404 permit and wetland mitigation may be required by the Army Corps of Engineers prior to development of the site.

6. Conditions for tentative map approval should require the developer/contractor to undertake significant additional measures to control dust from onsite construction. Additionally, Carson City should commit to additional daily monitoring to enforce dust control. Although a dust permit was required for the Andersen Ranch development, we understand that dust, dust palliative drift, and rodents from that development were an ongoing and significant problem for nearby residents. Those of us living in the Long Ranch area do not want to experience similar issues if the Andersen Ranch West project is approved.

We appreciate your consideration of our comments. Thank you for the opportunity to comment on this proposed project.

Respectfully,

Roger Trott & Lisa Rea
2169 Bristol Place, Carson City