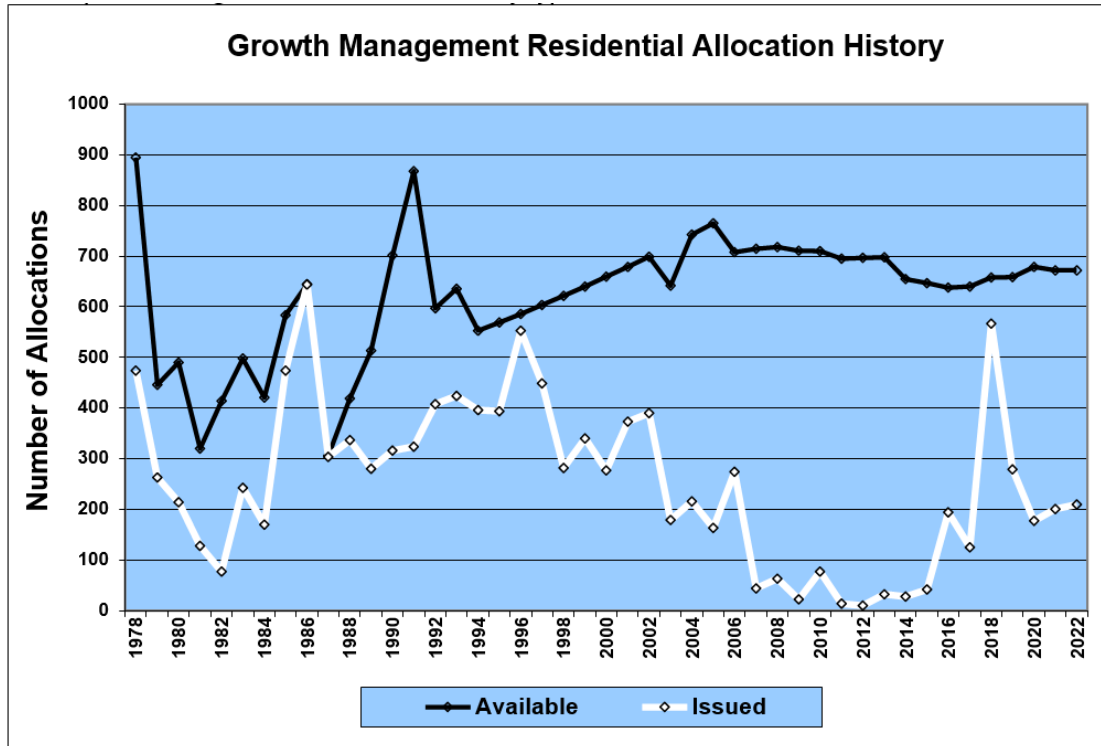


Reno/Sparks is about the same size as Carson City (147.3 vs 157.1). Their population is 6 ½ times more than ours. Is this where you are pushing Carson City to go??? We already have over 400 people/sq mi; are you looking for 2,600 people/sq mi????

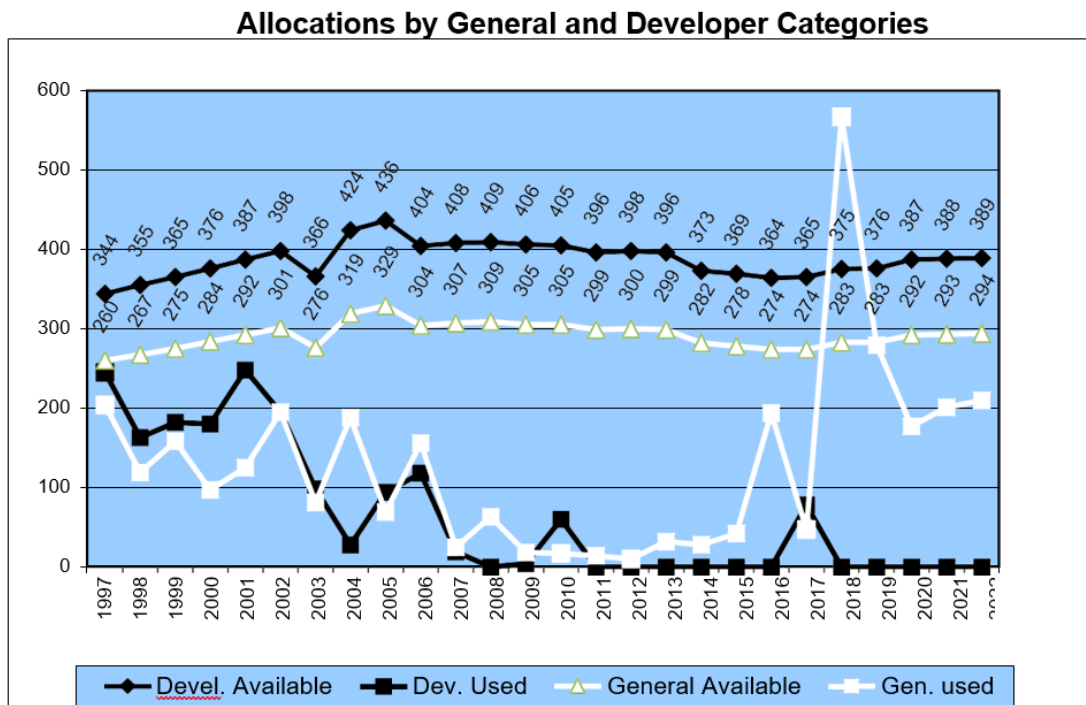
Allocations 2022: Available 683, Used 202. Less than 1/3 are used. **Q1: Why do we need so many allocations?**



Through May 2022 (Source: Carson City Community Development)

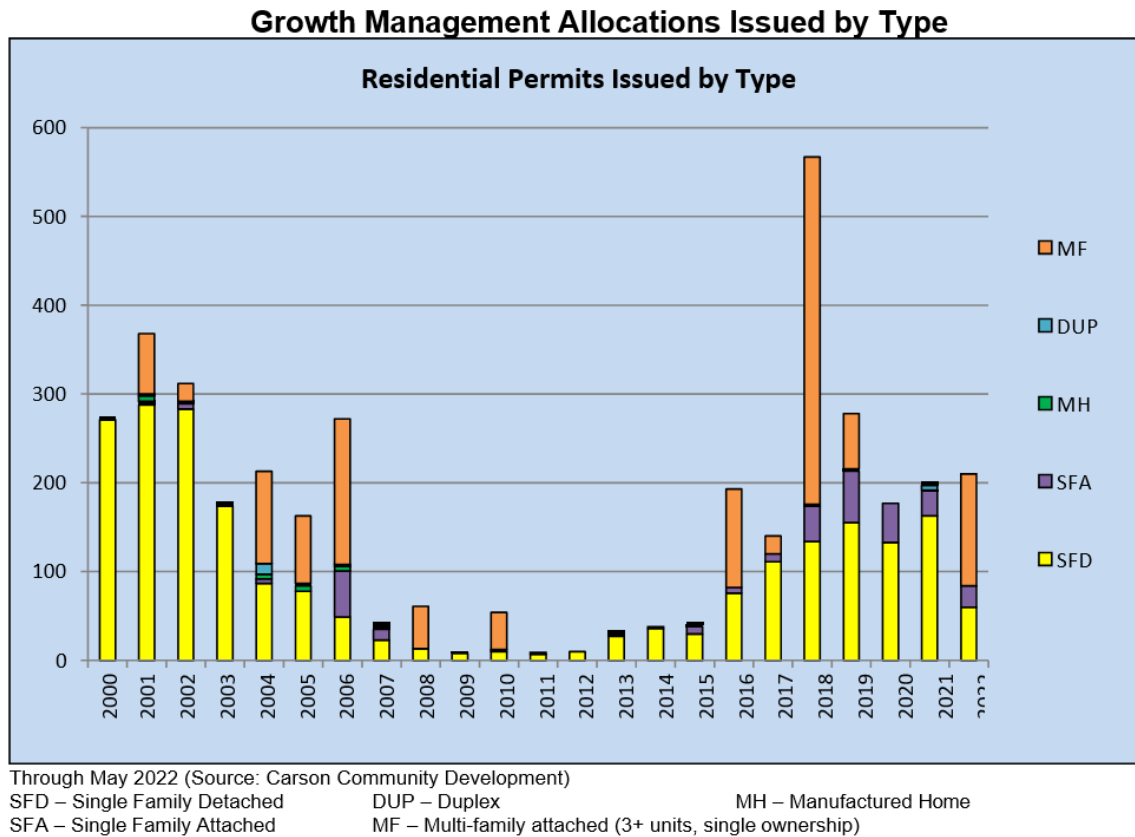
Developer Allocations 2022: Available 389, Used 0. **Q2: Why do we need so many developer allocations?**

General Allocations 2022: Available 294, Used 202. 69% are used. The allocations are lopsided. We need far less developer allocations and more “Harry homeowner” allocations!



Through May 2022 (Source: Carson City Community Development)

Permits issued 2022: Single Family 60, Multifamily 130. **Q3: Why are we building over twice as many apartments as homes?** This is a single-family home community, not a large city!!!!



Although agencies acknowledge that increased growth creates increased demand for services, no department or agency recommended a reduction in the number of residential permits to be made available in 2024. **Neither have they recommended an increase in the number of residential permits.**

**Essential services:**

**City water:** *There is already not enough for existing homeowners to water our lawns.* “Carson City Public Works can accommodate (nowhere does it say recommend) the projected 3% growth through 2024, dependent on the completion of the planned capital improvement projects regarding storage, treatment, distribution and production facilities. **(WHERE IS THE MONEY?)** With regards to the threshold for Growth Management review, we recommend changing the threshold at 15,000 gallons per day to 10,000 gallons per day.”

**City sewer:** “With respect to the planned growth, a potential development rate of 3% through 2024 **could be accommodated (nowhere does it say recommend)** by the WWRF and wastewater operations.”

**Sheriff and Fire:** *They cannot keep up with service demands and need more staff and equipment.* CCSO: “Drug Overdose calls are up 125%. The Sheriff cites shortages in these areas: a. The capacity to house mental health inmates. b. Labor shortages at the Public Safety Communications Center, currently 10% of positions are vacant with a historical effective rate of 70%. Average stay in jail has increased 27%; Average Daily Population was up by 29%. The average daily population to is at 82%. Capacity levels greater than 80% of original construction should be considered **to exceed critical health, safety, welfare capabilities and necessitate additional staffing considerations.**” The CCSO specifically calls out a problem with “Congested population affordable apartment style housing construction.”

CCFD: “Recently, ... the City has budgeted and approved the addition of a fourth fire station.” **HOW MUCH WILL THIS COST???**

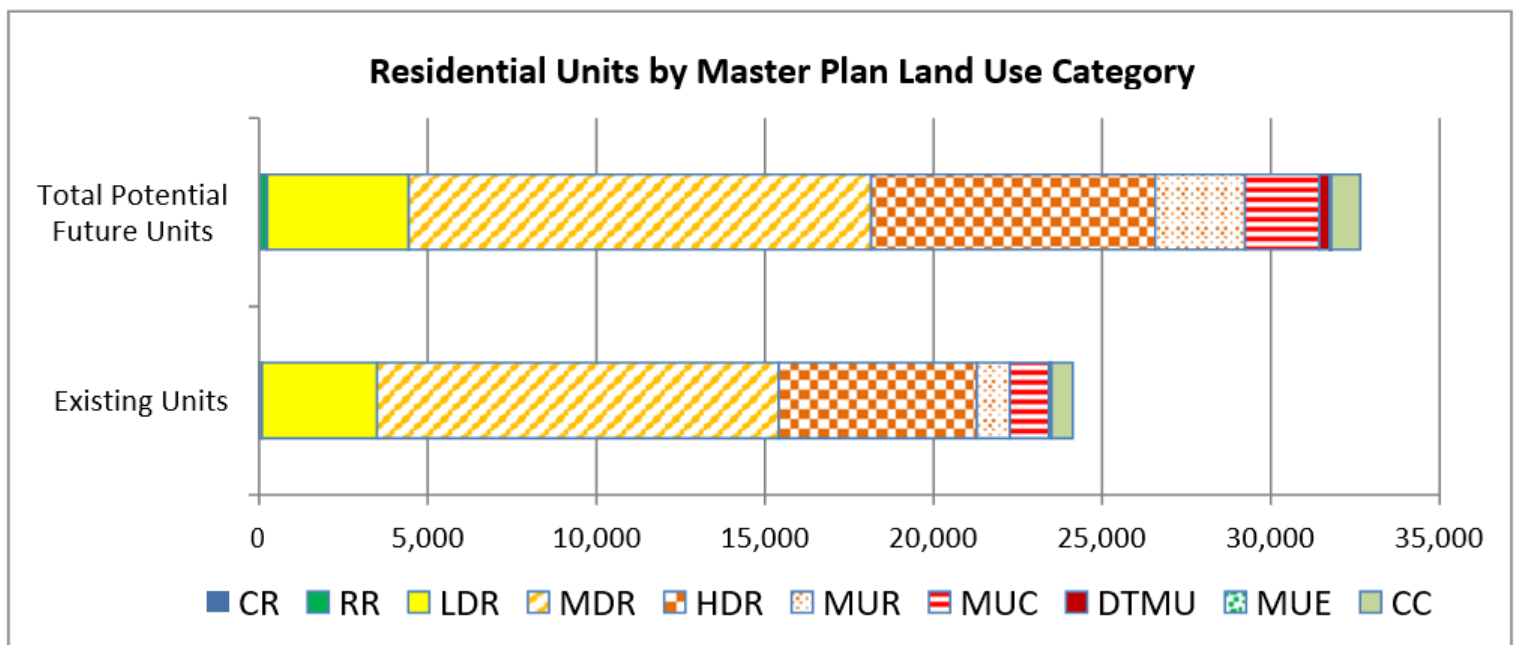
Schools: They are looking for more staff and teachers and more classrooms already. They submitted 33 pages of report and said nothing!

Parks: “It is recommended not to limit residential permits, as it would be counterproductive toward continued economic growth.” (Q4: **Where are the actual numbers re: economic growth and what is her background to comment on this?**) This statement is followed with a complaint about lack of MONEY for maintenance, a **contradictory stance**. “Should growth occur, it is encouraged to focus on buildout of existing parks...while rehabilitating and reimagining aging facilities...” (WHERE IS THE MONEY?)

Roads and Traffic: **Do I really need to say anything about this!** “With respect to the planned growth of the City and how that may be expected to impact the City’s transportation system, increased traffic volumes anticipated to result from the potential development rate of 3% **can be accommodated** by the existing and planned transportation system in 2024, dependent on the roadway corridor. The current estimated **deficit in funding** to meet our targeted pavement condition is \$20M per year.” (They are contradicting themselves – they cannot accommodate growth with MONEY!)

Doctors and Hospitals: You cannot get a doctor’s appointment in less than 60 days (The average is 4 months). The local hospital is being de-listed by insurance companies due to poor patient outcomes

Previous estimates of build-out were up to 75,000. In 2022, that number was increased to 76,388. Q5: Why?



Key:

CR – Conservation Reserve (private lands)  
 RR – Rural Residential  
 LDR – Low Density Residential  
 MDR – Medium Density Residential  
 HDR – High Density Residential

MUR – Mixed-Use Residential  
 MUC – Mixed-Use Commercial  
 DTMU – Downtown Mixed Use  
 MUE – Mixed-Use Employment  
 CC – Community Commercial

Q6: Why are we increasing Medium Density Residential by 15% and High Density Residential by 43%?

Q7: Why aren’t the proportions staying the same? Q8: Why are we building more Apartments than Homes?

Mixed-Use Commercial, Mixed-Use Employment, Mixed-Use Residential have NO zones associated with them in the Master Plan. Q9: What does that mean??? Q10: Why do we have 431 units of these already built and 425 more planned for the future?