

# SAVE OPEN SPACE CARSON CITY

WORKING TO PROTECT CARSON CITY'S RAPIDLY DIMINISHING GREEN SPACES

## Newsletter #1

June 22, 2016

### Getting Organized

A group of folks with a common interest in preserving Carson City's unique identity and growing our community in a smart and sustainable manner have formed a new organization called **Save Open Space Carson City** (SOS Carson City or SOS-CC). We believe that open/green space fulfills a holistic, community-oriented set of economic, social and environmental benefits. You can find out more about us, our mission, activities and the community benefits of open/green space at our website: [SOSCarsonCity.org](http://SOSCarsonCity.org).

Please note that in order to avoid confusion and direct people to a single information source, the Vintage Blog is no longer being maintained. Users attempting to access the site are directed to the SOS-CC website.

### Vintage at Kings Canyon Conceptual Plan 2.0

As you are probably aware, a new 'Conceptual Plan' for the proposed Vintage at Kings Canyon development was submitted to the Carson City Planning Division for review. A Conceptual Plan is an administrative (City staff) review process that must occur before formal applications for public hearings are submitted. City staff will review the application and provide formal comments regarding the application, likely by the end of June.

SOS-CC has completed a preliminary review of the plans, and, to be frank, the second iteration of this project is as poor as the original plan submittal. The bulk of the primary concerns associated with the initial plan remain unsatisfactorily addressed.

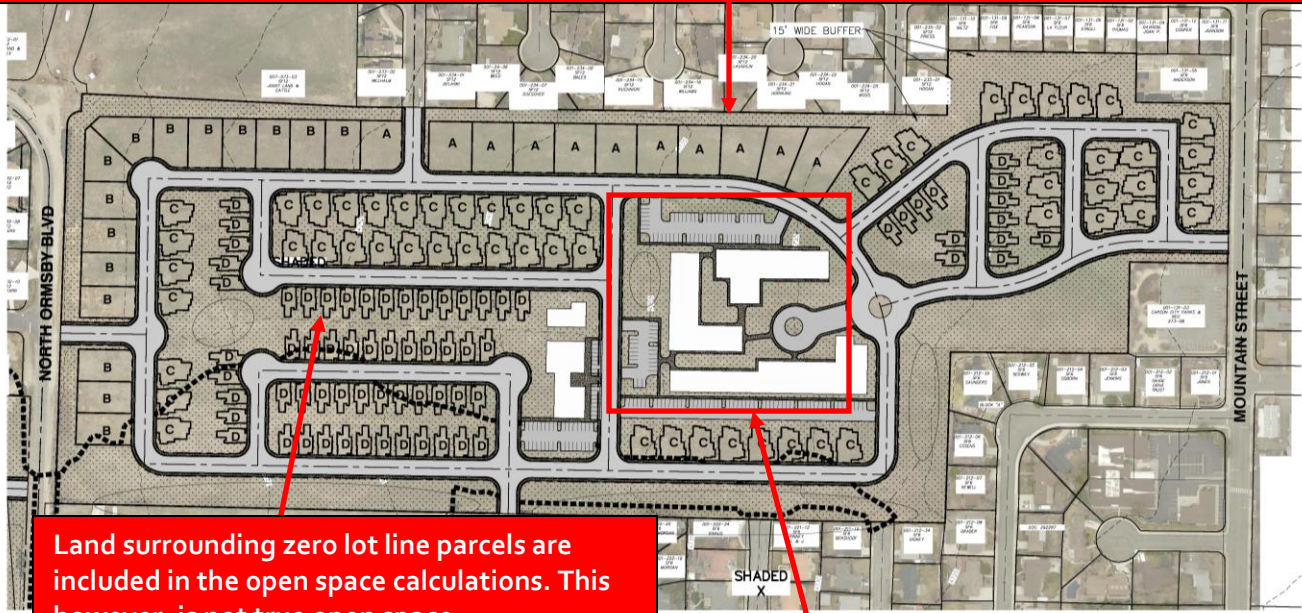
SOS-CC submitted a [letter to the City](#) requesting a meeting to discuss the primary concerns identified with the preliminary plan review. The City agreed, and

Download the associated documents by clicking on the links below:

- [Vintage Conceptual Plan Application Submittal](#)
- [Vintage Conceptual Map \(2 sheets\)](#)

a meeting was held on June 15<sup>th</sup>. The meeting was valuable for City staff to hear the perspectives of our organization ahead of completion of their review. SOS-CC comments will be taken into account in crafting the formal response to the developer.

**Can a 15 foot wide corridor bordered by 6 foot fences be considered a useful trail? How much use will this realistically get? Is this a true community asset? A 100' buffer with trail around the perimeter would be a much more valuable community asset, promoting healthy living through convenient community access to the outdoors and connections with nearby foothills and other urban trails networks.**



**Land surrounding zero lot line parcels are included in the open space calculations. This however, is not true open space.**

PAVING AREA	BUILDING AREA
CONCRETE	OPEN AREA - DRAINAGE, TRAILS AND LANDSCAPE
FEMA FLOODZONE LIMITS	POSSIBLE DETENTION/RETENTION SIZE, SHAPE AND LOCATION TBD

(APNs SHOWN ARE PRIOR TO BLA TO MATCH ZONING BOUNDARIES)  
 APN 001-131-01 - ZONING SF8  
 EXISTING LAND USE - SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE - MIXED USE  
 APN 007-573-04 - ZONING SF12  
 EXISTING LAND USE - SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE - MIXED USE  
 APN 007-573-05 - ZONING SF12  
 EXISTING LAND USE - SINGLE FAMILY RESIDENTIAL  
 PROPOSED LAND USE - MIXED USE  
 TOTAL LAND AREA - 128.42 ACRES (PER ASSESSOR RECORDS)  
 APPROXIMATE DEVELOPED LAND AREA - 7.4  
 PROPOSED LOTS - 212  
 LOTS = 39.78 (31.5 ACRES)  
 DEDICATED R.O.W. = 2.5 (16.0 ACRES)  
 OPEN SPACE = 35.88 (28.4 ACRES)

PROJECT SUMMARY:  
 EAST SIDE:  
 A - 11 (10,000 sf)  
 B - 15 (8,500 sf)  
 C - 58 (3,365 sf - zero lot line)  
 D - 69 (1,690 sf - zero lot line)  
 SUBTOTAL - 15.3  
 50' ROW WIDTH SHOWN FOR STREETS  
 30' WIDE MINIMUM BUFFER BETWEEN PROJECT AND ADJACENT LOTS

**Total development density exceeds existing zoning.**

**Proposed commercial land uses are not in line with existing zoning for the parcels.**



The latest iteration of the Vintage at Kings Canyon PUD map (eastern portion only)

Not only does this development not fit the existing neighborhood character, but is so wrong for the future of Carson City! It permanently erases an important part of our community's heritage, and contributes to undesirable and potentially unsustainable growth. For more information or to submit comments regarding the application, contact Planning Manager Hope Sullivan at 283-7922 or [hsullivan@carson.org](mailto:hsullivan@carson.org). If you have concerns you would like addressed, we urge you to contact the city immediately, so they may consider them in developing their response to the developer. Please also provide comments to [SOS Carson City](https://www.carsoncity.com/SOS), as we will be compiling a list of concerns and issues regarding the project.

**Reaching Out to the Andersen Colard Family**

SOS-CC crafted and sent a genuine, heartfelt [letter to the owners of the Andersen Ranch](#). In the letter, SOS-CC requested a meeting with the family to discuss the importance of the ranch to the identity and heritage of

Carson City, and to attempt to initiate working towards a common solution that both benefits the family financially and is also in the community's best interest.

If you would like to express support of the concept of preservation of the Andersen Ranch to the family, you are encouraged to send a letter to:

Mrs. Meagan Kally and Mrs. Kim Andersen Colard  
Owners, Andersen Ranch  
PO Box 1746  
Carson City, NV 89702

### **Petitions & Volunteers**

SOS-CC has been hitting the streets to get the word out about our organization and to circulate a [petition for the Andersen Ranch Preservation Initiative](#) to city residents. The language is similar to the [online petition](#) included on our website. However, the physical signatures tend to have more weight with elected officials and City staff. By all means, please sign both and encourage your friends, family and neighbors too as well.

We are looking for volunteers to circulate petitions, generate ideas, and a number of other duties related to this cause. Please email us at [SOSCarsonCity@gmail.com](mailto:SOSCarsonCity@gmail.com) if you would like to volunteer at any capacity.

### **Yard Signs**

A small order of yard signs has arrived. [Email us](#) if you would like to get one (or perhaps several, for your neighbors, friends or family). You have a choice of two signs: (1) SOS Carson City (awaiting final print), or (2) Stop Vintage (pictured at right). A donation of \$5 is requested to cover a portion of the production cost.



### **Donations**

SOS Carson City is officially a nonprofit organization! While we are now able to legally accept donations, we are still in the process of setting up the mechanism for doing so. In the interim, we welcome support from those interested in helping to fund specific items, such as flyers, ads, buttons, business cards, and other print materials.

We are also interested in initiating a list of folks who might be willing to pledge money toward acquisition of the Andersen Ranch as open/green space. We may not be able to secure all of the funding necessary for acquisition, but showing the community's willingness to put forward personal contributions would go a long way to demonstrating to the Andersen Corp. how important this issue is to the community. We are also working to explore grant opportunities that may be available for acquisition purposes. However, all conversations have stopped with the fact that the property owner is not currently a willing seller. Can and will community interest change their minds?

### **Till Next Time**

SOS-CC is committed to continuing to work toward a sustainable solution of the Andersen Ranch; one that benefits ALL of Carson City's residents. We will keep you informed and engaged of activities and progress on our efforts via the SOS-CC website and these newsletters, but please also feel free to check us out and like us on [Facebook \(SOS Carson City\)](#), and/or follow us on [Twitter \(@SOSCarsonCity\)](#). **We also encourage you to spread the word about SOS-CC to family and friends who live and have a stake in our community's future.** They can [subscribe](#) to notifications on our website and access newsletters on the [Updates](#) page.