

Late Material  
F-8

**From:** Robert Morgan <starviewrjm@att.net>  
**Sent:** Thursday, July 20, 2017 6:50 AM  
**To:** Planning Department  
**Subject:** Zoning code amendment notice



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In reference to the notice received. Based on the map indicating industrial zones, and being residents in the Bryan Circle area of the Lompa Lane border to one of those zones , this raises great concerns as to exactly where any marijuana facility would be allowed to operate.

We live in a residential area of Northeast Carson City, across from the Catholic church. Our concerns are over the potential for increased crime and traffic in this area.

Please take our concerns into account when authorizing the placement of such facilities. We are lifelong residents of Carson City, and would not desire to have any such facilities near our neighborhood.

Thank you,  
Robert and Donna Morgan  
46 Bryan Circle

TO: CARSON CITY PLANNING COMMISSION  
BOARD OF SUPERVISORS

SUBJECT: ZONING CODE AMENDMENT  
FILE NO. ZCA-17-100

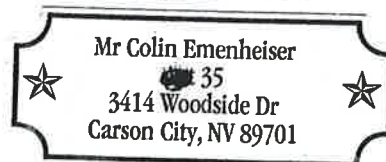
ON FILE NO. ZCA-17-100  
I SAY, NO.

I DO NOT WANT A RECREATIONAL  
MARIJUANA ESTABLISHMENT OR  
MARIJUANA ESTABLISHMENT BY ME,

I DID NOT VOTE FOR THE  
MARIJUANA BILLS,

A MAXIMUM OF TWO MEDICAL  
MARIJUANA DISPENSARIES WITHIN  
CARSON CITY, CAN STAY AT THE  
SAME NUMBER.

YOURS  
*Colin Emenheiser*



Late Info

F-8



July 20, 2017

Carson City Planning Division  
Fax: 775-997-2278  
Carson City, Nv.

Re: Marijuana Distribution facility

Dear Planning Members:

I am a commercial owner of property on Research Way, Carson City, Nv.

One of my tenants is a gymnastic school and I do not think it appropriate to have a Marijuana distribution facility in this area.

Please reconsider any plans to have this business near our business.

Sincerely,

Gwyn Walsh

Petition results for Carson City Planning Commission's "Zoning Code Amendment" notice for File No. ZCA-17-100.

PAGE	TOTAL # OF RESIDENTS	TOTAL # CONTACTED	TOTAL SIGNATURES	TOTAL NON-SIGNATURES
1	14	14	14	0
2	22	21	16	5
3	22	15	12	3
4	22	17	17	0
5	22	15	13	2
6	22	19	18	1
7	22	18	18	0
8	22	16	14	2
9	22	19	19	0
10	1	0	0	0
TOTALS	191	154	141	13

We were able to contact 81 % (154 ÷ 191) of residents living in Quail Run Senior Community.

92% (141 ÷ 154) of those residents oppose the zoning change.

8% (13 ÷ 154) of those residents approve the zoning change or remain neutral.



Reference is made to Carson City Planning Commission's "Zoning Code Amendment" notice for **File No. ZCA-17-100**.

Quail Run Seniors Resort Community consists of 129 homes and is located on the northwest corner of Fairview Drive and Saliman Road, within the proposed Limited Industrial Zoning District as outlined in your notice mentioned above.

We, the undersigned residents of Quail Run, disagree with not only the zoning change for marijuana distributors, but disagree with permitting any businesses pertaining to marijuana cultivation, manufacturing warehousing and retail sales in this area.

We take pride in our community and feel our property values and future house sales would be greatly impacted by this zoning revision. Also, one high school and two elementary schools are located within a short distance of the LI zoning area along Fairview ~~Avenue~~ *Drive*.

ADDRESS	NAME	SIGNATURE
1030 Bandtail Drive	Debbie Vincent	<i>Debbie Vincent</i>
1041 Bandtail Drive	Del Schwichtenberg	<i>Delmar Schwichtenberg</i>
	Mary Ellen Schwichtenberg	<i>Mary Ellen Schwichtenberg</i>
1044 Bandtail Drive	Helen Keuper	<i>Helen O. Keuper</i>
1059 Bandtail Drive	Mel Jones	<i>Melvin Jones</i>
	Vernell Jones	<i>Vernell Cocanora Jones</i>
1067 Bandtail Drive	Jim Dalton	<i>Jim Dalton</i>
	Cindy Dalton	<i>Cindy Dalton</i>
1078 Bandtail Drive	Jean Thompson	<i>Jean Thompson</i>
1083 Bandtail Drive	Carol Brown	<i>Carol Brown</i>
1096 Bandtail Drive	Charlene Rodman	<i>Charlene Rodman</i>
1101 Bandtail Drive	Nils Sharpe	<i>Nils Sharpe</i>
1110 Bandtail Drive	Jim Shelp	<i>Jim Shelp</i>
	Karol Shelp	<i>Karol Shelp</i>



ADDRESS	NAME	SIGNATURE
1115 Bandtail Drive	Bob Pitcock	Bob Pitcock
	Karin Pitcock	Karin Pitcock
1126 Bandtail Drive	Scott Derrick	✓ refused to sign
	Janis Derrick	✓ refused to sign
1133 Bandtail Drive	Alonzo Denos	Alonzo E. Denos
	Valerie Denos	Valerie Denos
1144 Bandtail Drive	Phil Polaski	Phil Polaski
1159 Bandtail Drive	Donna Sorensen	Donna Sorensen
1168 Bandtail Drive	Mickey Hawke LETHEL	Ethel M. Hawke
1171 Bandtail Drive	Steve Waclo	✓ refused to sign
	Zita Waclo	✓ refused to sign
1180 Bandtail Drive	Julie Roberts	Julie Roberts
1195 Bandtail Drive	Tim Clarke	Tim B. Clarke
1206 Bandtail Drive	Francine Fisher	Francine Fisher
1207 Bandtail Drive	Sharon Rogers	✓ refused to sign
1212 Bandtail Drive	Rick Denning	Rick Denning
	Linda Denning	Linda K. Denning
1213 Bandtail Drive	Marlene Staub	Out of town
1218 Bandtail Drive	Kathryn McCool	K. McCool
	Rose Palma	Rose R. Palma
1219 Bandtail Drive	Ed Deschamps	Ed Deschamps
	Yvonne Deschamps	Yvonne Deschamps



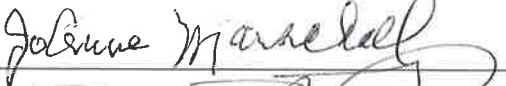





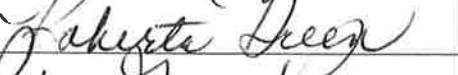


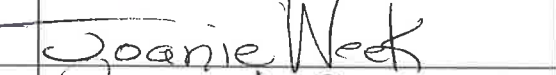





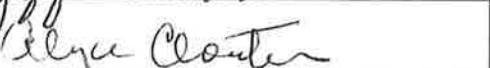
ADDRESS	NAME	SIGNATURE
1224 Bandtail Drive	Dona Lawson	not home
1225 Bandtail Drive	Eileen Cholden	not home
1230 Bandtail Drive	Marilyn Howerton	Marilyn Howerton
	Bud Johnson	Bud Johnson
1231 Bandtail Drive	Larry Taylor	not home
1237 Bandtail Drive	Alicia Powers	out of town
1238 Bandtail Drive	Jackie Pehl	Jackie Pehl
	Ed Parks	Ed Parks
1303 Bandtail Drive	Ted Wong	Ted Wong
	Jane Wong	✓ refused to sign
1308 Bandtail Drive	Arnold Hieb	Arnold Hieb
1309 Bandtail Drive	Cara McClure	✓ refused to sign
	Daniel Jones	✓ refused to sign
1314 Bandtail Drive	Mitch Mitchell	Mitch Mitchell
1315 Bandtail Drive	Fred Dunn	not home
	Eleanor Dunn	not home
	Corey Dunn	not home
1321 Bandtail Drive	Robert McIntosh	Robert McIntosh
	Roberta McIntosh	Roberta McIntosh
1327 Bandtail Drive	Patty Hendricks	Patty Hendricks
1027 Gambrel Drive	Charlotte Chastain	Charlotte Chastain
1032 Gambrel Drive	Christine St. Leger-Barter	Christine St. Leger-Barter

ADDRESS	NAME	SIGNATURE
1045 Gambrel Drive	Sonna Settani	not home
1056 Gambrel Drive	Wayne Bartles	Wayne Bartles
	Betty Bartles	Betty Bartles
1069 Gambrel Drive	Mary Jane Posnien	Mary Jane Posnien
1080 Gambrel Drive	Judi Manson	house for sale
	Doug Purkiss	house for sale
1092 Gambrel Drive	Clancy Larson	<del>del</del> Clancy Larson
	Terry Larson	Terry Larson
1093 Gambrel Drive	Bud Southard	Bud Southard
	Carolyn Southard	Carolyn Southard
1104 Gambrel Drive	Lynn Sohm	Lynn Sohm
	Betty Sohm	Betty Sohm
1105 Gambrel Drive	Audrey Johnson	Audrey Johnson
1116 Gambrel Drive	Frank Stultz	Frank Stultz
	Pat Stultz	Pat Stultz
1117 Gambrel Drive	Colleen Powers	Colleen Powers
1128 Gambrel Drive	Vicki Van Pelt	Vicki Van Pelt
1129 Gambrel Drive	Diana Fuentes	Diana C. Fuentes
1140 Gambrel Drive	Pete Rodgers	Pete Rodgers
	Connie Rodgers	Connie Rodgers
1141 Gambrel Drive	Jim Fore	out of town
	Nancy Fore	out of town



ADDRESS	NAME	SIGNATURE
1152 Gambrel Drive	Marie Murray	Marie Murray
1153 Gambrel Drive	Tere Laurick	Tere Laurick
1157 Gambrel Drive	Gary Watkins	Gary Watkins
	Sherry Watkins	Sherry Watkins
1169 Gambrel Drive	Sue Trevino	Sue Trevino
1207 Gambrel Drive	Ann Robertson	out of town
1208 Gambrel Drive	Teddi Hopkins	Teddi Hopkins
1213 Gambrel Drive	Manena Mullins	vacant
1214 Gambrel Drive	Rick Kaessner	Rick Kaessner
	Kay Kaessner	Kay Kaessner
1225 Gambrel Drive	Betty Brown	Betty Brown
1226 Gambrel Drive	Bill Smerdon	not home
	Vicki Smerdon	not home
1237 Gambrel Drive	Fay Johnson	Fay Johnson
1238 Gambrel Drive	Ron Hurd	Ronald R. Hurd
	Ida Hurd	Ida S. Hurd
1249 Gambrel Drive	Gretchen Godfrey	G.L. Godfrey
1250 Gambrel Drive	Phil Gregory	✓ refused to sign
	Carole Gregory	✓ refused to sign
1251 Gambrel Drive	Jennie O'Connor	out of town
1263 Gambrel Drive	Janet Clark	not home
	Ron Clark	not home

ADDRESS	NAME	SIGNATURE
1264 Gambrel Drive	Silvia Gles	<i>Silvia M. Gles</i>
1275 Gambrel Drive	Barbara Aspelin	<i>Barbara Aspelin</i>
1276 Gambrel Drive	Harold Corkin	<i>Rving</i>
	Penny Corkin	<i>Rving</i>
1306 Gambrel Drive	Bill Miller	<i>Bill Miller</i>
	Darlene Miller	<i>Darlene Miller</i>
1307 Gambrel Drive	Kathy Gall	<i>Kathy Gall</i>
1312 Gambrel Drive	Frank Bruning	<i>Frank Bruning</i>
	Dori Bruning	<i>Doreen Weinberg</i>
1313 Gambrel Drive	Michelle Miles	<i>Michelle Miles</i>
1318 Gambrel Drive	Mary Lou Mabray	<i>Mary Lou Mabray</i>
1319 Gambrel Drive	Grant Birmingham	<i>Grant Birmingham</i>
	Ann Birmingham	<i>Ann Birmingham</i>
1047 Partridge Drive	Jan Mumford	<i>not home</i>
1050 Partridge Drive	Fred Phillips	<i>Fred Phillips</i> <del>not home</del>
	Karen Phillips	<i>Karen Phillips</i> <del>not home</del>
1062 Partridge Drive	Ann Tunnell	<i>refused to sign</i>
1071 Partridge Drive	Mary Lee	<i>Mary Lee</i>
1086 Partridge Drive	Hank Stigile	<i>Hank Stigile</i>
	Tana Stigile	<i>Tana Stigile</i>
1095 Partridge Drive	Don Smith	<i>Don Smith</i>
	Anna Smith	<i>Anna Smith</i>

ADDRESS	NAME	SIGNATURE
1104 Partridge Drive	Deb Cash	
	Paul Lamm	
1107 Partridge Drive	Mike Walsh	not home
	Judy Walsh	not home
1108 Partridge Drive	Ed Schwitters	not home
	Jacqui Schwitters	not home
1112 Partridge Drive	Joanne Marschall	
1113 Partridge Drive	Jose Paz	
	Carol Paz	
1120 Partridge Drive	George Laurick	
	Fannie Laurick	
1121 Partridge Drive	Robert Green	
	Roberta Green	
1133 Partridge Drive	Robbie Giles-Kerr	
1134 Partridge Drive	Ken Week	
	Joanie Week	
1145 Partridge Drive	Joyce Lazzeri	
1146 Partridge Drive	Wilma Olsen	
1158 Partridge Drive	John Somers	
	Cindy Somers	
1164 Partridge Drive	Jeff Cloutier	
	Alyce Cloutier	

ADDRESS	NAME	SIGNATURE
1202 Partridge Drive	Margaret Oliver	Margaret Oliver
	Jeff Oliver	Jeff Oliver
1203 Partridge Drive	Mary Lou Smith	Mary Lou Smith
1215 Partridge Drive	Dale Lawson	Dale Lawson
1216 Partridge Drive	Chris Nolan	not home
	Jean Nolan	Jean Nolan
1228 Partridge Drive	Michael Webb	not home
	Jean Webb	not home
1229 Partridge Drive	Dolores Cox	Dolores Cox
1232 Partridge Drive	Lois Walker	Lois Walker
1233 Partridge Drive	Marianne Nevling	Marianne Nevling
1240 Partridge Drive	Janet Brayton	Janet Brayton
1241 Partridge Drive	Sharon Spencer	not home
1262 Partridge Drive	Joe Assante	Joe Assante
	Barbara Assante	not home
1263 Partridge Drive	Thelma Blackman	Thelma Blackman
1306 Partridge Drive	Doc Trivitt	Doc Trivitt
	Karen Trivitt	Karen Trivitt
1307 Partridge Drive	Edith Odra	✓ refused to sign
	Jesse Wilson	✓ refused to sign
1312 Partridge Drive	Gloria Finco	not home
1313 Partridge Drive	Mardee Farrall	Mardee Farrall

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ADDRESS	NAME	SIGNATURE
1318 Partridge Drive	Glenn Massey	<i>Glenn Massey</i>
	Pam Massey	<i>Pam Massey</i>
1319 Partridge Drive	Richard Hartley	<i>Richard W. Hartley</i>
	Sandra Hartley	<i>Sandra L. Hartley</i>
1324 Partridge Drive	Lorraine Dutra	<i>Lorraine Dutra</i>
1325 Partridge Drive	Virginia Rogez	<i>Virginia Rogez</i>
1330 Partridge Drive	Jerry Koplowitz	<i>Jerry Koplowitz</i>
1715 Teal Drive	Joe Garcia	<i>Joe Garcia</i>
	Maria Garcia	<i>Maria Garcia</i>
1721 Teal Drive	Elise Huldtt	<i>Elise Huldtt</i>
1803 Teal Drive	Glen Sheard	<i>Glen Sheard</i>
	Anita Sheard	<i>Anita R. Sheard</i>
1809 Teal Drive	Bill Costa	<i>William A. Costa</i>
1815 Teal Drive	Van Quine	<i>Van Quine</i>
	Suwanna Quine	<i>Suwan Quine</i>
1821 Teal Drive	Karla Alltizer	<i>Karla Alltizer</i>
1903 Teal Drive		<i>No ONE There</i>
1909 Teal Drive	Edward Doran	<i>asleep</i>
	Nancy Doran	<i>Nancy Doran</i>
1915 Teal Drive	Jim Neuhaus	<i>unavailable</i>
	Kathi Neuhaus	<i>Kathi Neuhaus</i>
1921 Teal Drive	Chien Cheng	<i>No one At Home</i>

<b>ADDRESS</b>	<b>NAME</b>	<b>SIGNATURE</b>
	Wen Cheng	not home

Late Material  
F-8

## Planning Department

**From:** Planning Department  
**Subject:** FW: ZCA-17-100 Zoning Code Amendment LI



From: Afre1941 <afre1941@aol.com>  
To: planning <planning@carson.org>; lplemel <lplemel@carson.org>  
Cc: bcrowell <bcrowell@carson.org>; kabowd <kabowd@carson.org>; lbagwell <lbagwell@carson.org>; jbarrette <jbarrette@carson.org>; bbonkowski <bbonkowski@carson.org>; hsullivan <hsullivan@carson.org>; spanksy <spanksy@carson.org>  
Sent: Fri, Jul 21, 2017 2:03 pm  
Subject: ZCA-17-100 Zoning Code Amendment LI

To Planning Commission:

We are writing this letter in response to the letter sent to us by the City regarding the proposed Zone Change Amendment to allow marijuana establishments in Limited as well as General Industrial Zoning. We own a residence on Conestoga Drive and also own an acre lot on Danielle Drive, both of which are less than 300 feet from Limited Industrial Zoning.

The proposed zone change amendment greatly concerns us, as it adds a new and potentially detrimental usage to the Limited Industrial Zone, which directly abuts Residential Zones in many areas of the City. In addition to the usual concerns with marijuana establishments (crime, increased truck traffic on neighborhood streets, noise, light pollution, public safety, environmental toxins, decreased neighboring property values, etc.), I am mainly concerned about two items: odor control, and increased pollen and mold pollution. Escaping odor has depressed property values in many areas where marijuana establishments are allowed. In addition, mold and marijuana allergies are becoming more recognized and severe, while injections to control mold and marijuana pollen allergies have not been developed.

In a Memorandum for the Board of Supervisors Meeting of April 17, 2014, Mr. Plemmel, head of the planning department, recommended that a buffer zone of 300 feet be established to protect residences from Medical Marijuana Establishments. A 300-500 ft buffer zone would seem reasonable since in many areas Residential zoning directly adjoins Limited Industrial, but the planning staff's buffer recommendation was not adopted.

In closing, I would like to point out that the application for zoning change amendments has listed as "required findings", 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." Furthermore, the same document states, "Look at the proposal objectively. Try to consider what you would feel if you lived next door and someone were proposing this change of zoning code next to your business or home."

Sincerely,

Chris and Adrienne Freeman