

Mem # 7C

**City of Carson City  
Agenda Report**

**Date Submitted:** January 6, 2009

**Agenda Date Requested:** January 15, 2009

**Time Requested:** 15 minutes

**To:** Mayor and Board of Supervisors

**From:** Development Services - Planning Division

**Subject Title:** Action to accept the Carson City Master Plan Annual Report and recommendations from the Planning Commission regarding the implementation of the goals and policies of the Master Plan. (MPA-08-110)

**Staff Summary:** State law (NRS 278.190) requires the Planning Commission to annually make recommendations to the Board of Supervisors regarding the implementation of the Master Plan. The annual report includes information regarding past, current and future Master Plan implementation actions for the Board of Supervisors' consideration.

**Type of Action Requested:**

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

**Does This Action Require A Business Impact Statement:**  Yes  No

**Planning Commission Action:** Recommended approval November 19, 2008 by a vote of 6 Ayes, 0 Nays, and 1 Absent.

**Recommended Board Action:** I move to accept the Carson City Master Plan Annual Report and recommendations from the Planning Commission regarding the implementation of the goals and policies of the Master Plan.

**Explanation for Recommended Board Action:** Recommendations for prioritization of the Master Plan implementation strategies were reviewed by the Planning Commission during the November Master Plan review cycle in order for the recommendations to be considered by the Board of Supervisors when City goals and priorities are set for 2009. Please refer to the attached staff report to the Planning Commission for more explanation.

**Applicable Statute, Code, Policy, Rule or Regulation:** CCMC 18.02.070 (Master Plan).

**Fiscal Impact:** N/A



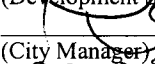
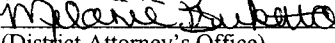
**Explanation of Impact:** N/A

**Funding Source:** N/A

**Alternatives:** 1) Modify the recommendations for prioritizing Master Plan implementation.  
2) Refer the matter back to staff and the Planning Commission for further review.

**Supporting Material:** 1) Case Record  
2) Planning Commission staff report

**Prepared By:** Janice Brod, Management Assistant V

<b>Reviewed By:</b>		Date: <u>1/6/09</u>
	(Planning Division Director)	
		Date: <u>1/06/09</u>
	(Development Services Director)	
		Date: <u>1/6/09</u>
	(City Manager)	
		Date: <u>1-6-09</u>
	(District Attorney's Office)	

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)

**CARSON CITY PLANNING COMMISSION**

**CASE RECORD**

**MEETING DATE:** November 19, 2008

**AGENDA ITEM NO.:** H-5

**APPLICANT(s) NAME:** N/A  
**PROPERTY OWNER(s):** N/A

**FILE NO.** MPA-08-110

**ASSESSOR PARCEL NO(s):** N/A  
**ADDRESS:** N/A

**APPLICANT'S REQUEST:** Action to make recommendations to the Board of Supervisors on the annual Master Plan report, including recommended actions for the implementation of the goals and policies of the Master Plan and other matters properly related thereto.

**COMMISSIONERS PRESENT:**     PEERY                     KIMBROUGH                     BISBEE  
  
                                  MULLET                     REYNOLDS                     VANCE                     WENDELL

**STAFF REPORT PRESENTED BY:** Lee Plemel                     **REPORT ATTACHED**  
**STAFF RECOMMENDATION:**     **APPROVAL**  
**APPLICANT REPRESENTED BY:** N/A

No persons spoke in favor or opposition of the proposal.

**DISCUSSION, NOTES, COMMENTS FOR THE RECORD:**

Steve Reynolds: Building height compatibility

Mark Kimbrough: Add LED lighting compatibility standards

**MOTION WAS MADE TO RECOMMEND APPROVAL WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT**

**MOVED:** George Wendell **SECOND:** Steve Reynolds **PASSED:** 6/AYE 0/NO 0/ABSTAIN 1/ABSENT

**SCHEDULED FOR THE BOARD OF SUPERVISORS**

**DATE:** January 5, 2009

**STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 19, 2008**

**FILE NO:** MPA-08-110

**AGENDA ITEM:** H-5

**STAFF AUTHORS:** Lee Plemel, AICP, Planning Division Director  
Heidi Eskew-Herrmann, AICP, Associate Planner

**APPLICANT:** Carson City Planning Division

**REQUEST:** Review of the Annual Master Plan report and action to make recommendations to the Board of Supervisors regarding the implementation of the Carson City Master Plan.

**RECOMMENDED MOTION:** "I recommend to the Board of Supervisors the Master Plan Action Plan priorities identified in the 2008 Action Plan provided by staff for consideration in establishing City and staff goals for 2009." [As may be modified by the Planning Commission, and including any other recommendations the Planning Commission may wish to make with regards to furthering the purpose of the Master Plan.]

**BACKGROUND:**

The purpose of this item is to:

1. Update the Planning Commission on Master Plan implementation activities; and
2. Review and make recommendations to the Board of Supervisors on the Master Plan Action Plan and other Master Plan-related matters.

NRS 278.190(1) states:

1. *The [planning] commission shall endeavor to promote public interest in and understanding of the master plan and of official plans and regulations relating thereto. As a means of furthering the purpose of a master plan, the commission shall annually make recommendations to the [board of supervisors].*

This item is included on the November Planning Commission agenda, during one of the four Master Plan review cycles during the year, for the Commission to make recommendations to the Board of Supervisors prior to setting City goals and priorities for the next calendar year. The Board of Supervisors typically establishes City and staff goals early in each calendar year.

Staff requests that the Planning Commission review the information provided with this report and make recommendations to the Board of Supervisors, as the Commission finds applicable, particularly for prioritizing Master Plan implementation measures over the next year.

**ACTION PLAN ACCOMPLISHMENTS AND RECOMMENDATIONS**

The Carson City Master Plan, adopted in April 2006, included an Action Plan chapter detailing specific actions necessary or desired to implement the goals and policies of the plan. Attachment A is the Action Plan modified for this annual review to include the primary city department responsible for each specific action and an estimated or recommended timeframe for its implementation, where applicable. The Action Plan matrix also includes some of the accomplishments towards these implementation measures as provided by the Planning, Engineering, Building, Public Works, Transportation, Water, Business Development, and Parks and Recreation departments/divisions. These actions and accomplishments are not all inclusive of the activities related to Master Plan implementation but are intended to show a sampling of some of the coordinated efforts that are occurring or are planned.

The attached Action Plan should be the primary focus of the Planning Commission's review in formulating recommendations for the Board of Supervisors. Additional information in this report and in the attachments is provided as supplemental information to assist in your review as discussed later in this staff report.

**Accomplishment of 2008 Goals:**

The following action items were identified last year by the Planning Commission and accepted by the Board of Supervisors for progress or completion in 2008. A progress report and discussion on the status of each item is also included.

- 3.2d—*Establish sign controls for the Carson City Freeway corridor.*
  - Responsible Departments: Planning

Progress Report: Complete. Freeway-oriented sign standards adopted in 2008.

- 10.1c—*Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)*
  - Responsible Departments: Planning

Progress Report: The GIS mapping of inventoried properties was completed. A grant was received in 2008 to complete an inventory of "mid-century" homes, which will be completed by June 2009.

- 1.1f—*Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).*
  - Responsible Departments: Building, Engineering, Planning

Progress Report: City staff was directed to develop an action plan in 2008 to address this item. The Development Services Department (Building, Engineering and Planning) is presently working with the Builders Association of Western Nevada (BAWN) to help implement the Sierra Green building program. The Sierra Green program encourages a holistic approach to the construction of new homes and subdivision development to promote energy efficiency and quality living choices. Development Services staff will continue to work with BAWN to implement the program in Carson City in 2009.

- 8.1c—*Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.*
  - Responsible Departments: Public Works, Business Development

Progress Report: The Laxalt Plaza was completed between the Nugget Casino and the Laxalt building; improvements were made along 3rd Street. Staff will continue to take advantage of street frontage reconstruction activities to implement the vision for downtown improvements.

- 6.2a—*Develop standards for neighborhood infill and redevelopment.*
- 9.3b—*Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.*

- 9.4a—*Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.*
  - Responsible Departments: *Planning*

Progress Report: No action taken. Staff time permitting, Planning would like to accomplish this in 2009.

- *Establish mixed-use zoning districts.*
- 2.1d—*Develop standards for mixed-use development to address compatibility issues.*
- 9.1b—*Establish incentives, such as density bonuses or parking reductions, for the incorporation of higher-density housing within designated activity centers and along major gateway corridors where they may be served by future transit.*
  - Responsible Departments: *Planning, Engineering, Building*

Progress Report: The scope of this project is beyond the ability of the Planning Division to complete in a timely manner at current staffing levels. Staff recommends continuing to monitor development trends and look for opportunities to address mixed-use zoning with future projects. Mixed-use projects will continue to be implemented through existing processes and the Mixed-Use Evaluation Criteria already adopted in the Master Plan.

#### **Recommendations for 2009:**

Following is a summary of the primary recommended actions to be taken in 2009 towards the implementation of the Master Plan. Other actions may be included by other departments and detailed further within the 2008 Action Plan. The Planning Commission may provide additional direction with regards to other goals for 2009.

- 6.2a, 9.3b, 9.4a – *Develop standards for neighborhood infill and redevelopment to minimize impacts on existing neighborhoods; establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.* This action may include standards for setbacks, height and design elements at the interface between residential and commercial districts.
- 10.1c – *Continue to maintain an inventory of historic properties within the City.* Complete “mid-century” historic resource inventory (phase 2); begin scanning existing inventory documents for incorporation into the citywide database system for easier reference by property location.
- 1.1f – *Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).* Continue to work with BAWN to accept and implement the Sierra Green building program in Carson City.
- 8.1c – *Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.* Staff will continue to take advantage of street frontage reconstruction activities to implement the vision for the downtown; develop street frontage improvement standards for new development and redevelopment within the downtown area.

## **MASTER PLAN AMENDMENTS**

The following Master Plan Amendment applications have been submitted and reviewed in the last year:

### MPA-07-218

This request was to modify the Master Plan land use designation boundary of three parcels from Low Density Residential (5 acres) and Conservation Reserve (approximately 40 acres) to Low Density Residential (approximately 6 acres) and Conservation Reserve (approximately 39 acres), on property located at 5080 Hells Bells Rd. The purpose of this amendment was to shift the Low Density Residential designation to an area above the floodplain. (Approved March 2008).

### MPA-08-044

This request was to modify a portion of a parcel from the existing land use designation of High Density Residential (HDR) to Public/Quasi-Public (P/QP) for the Boys and Girls Club project on Russell Way. This application is expected to be reviewed at the December 17, 2008, Planning Commission meeting.

## **LAND USE AND ZONING MAPPING CORRECTIONS**

Staff has one correction to make to the Land Use map and Zoning Map. The Carson City Airport acquired a portion of land that is designated on the Master Plan map as Industrial (see Attachments B and C for map showing the subject area). This acquisition was for the runway realignment and has resulted in an adjustment of the Airport property boundary, accordingly. Since the Airport now owns this land, it should be appropriately designated as Public/Quasi-Public (P/QP) on the Land Use Map. The adopted Master Plan attempted to follow the approximate boundary of where this adjustment would be made, but was slightly off after the final surveying of the boundary was completed.

Staff is also correcting the Zoning Map with this adjustment, as shown on Attachment C. The Carson City Municipal Code Section 18.04.020(3) (Determination of Districts) states:

“3. Where district boundaries are indicated on such maps as approximately following the lot or tract lines, the actual lot or tract lines shall be construed to be the boundary of such use districts.”

The zoning boundary between the public airport property and the private industrial property is clearly intended to be the zoning boundary in this instance. Therefore, staff will correct the zoning boundary as indicated in accordance with the above-noted provision in city code.

## **GROWTH TRENDS AND SUPPLEMENTAL INFORMATION**

Also included with this annual Master Plan report are several attachments related to growth trends within Carson City. Attachment D shows the Growth Management residential allocation history. As the graph shows, and as might be expected in the face of the housing market in 2007 and 2008, issuance of allocations has been well below past year averages. Attachment E shows the trends in housing types over the past decade, and Attachment F shows the number of approved subdivision lots available to accommodate much of the projected future city growth. It should be noted that at our current population of approximately 58,000 and more than 24,000 existing dwelling units, Carson City is approximately 8,000 dwelling units away from its Master Plan “buildout” population of 75,000-80,000. The recording of new lots is anticipated to remain at a slow pace in the near future as the existing housing and lot inventory is developed.

Attachment G shows commercial building permit valuation history. New commercial valuation has actually increased over the last two years to an all time high in Carson City. Permits for Burlington Coat Factory, Sportsman's Warehouse and Ormsby House interior improvements were a major contributor to this in 2008. Commercial remodels, additions and repairs have also been relatively active over the last two years. With residential permits down in numbers, commercial permit reviews have comprised the majority of permit reviews for the Development Services Department (Building, Engineering and Planning Divisions).

Attachment H shows the latest and past State Demographers projections; specifically, Demographer projections from 2004, 2006 and 2008. As the graph shows, the Demographer's projections have varied relatively widely from year to year based upon trends at the time of each projection. Carson City has used the Demographer's projections for infrastructure master planning efforts, such as transportation and water planning. For example, the latest Transportation Master Plan used the Demographer's 2006 projections as best available information in projecting the pace of growth and traffic projections. However, even during that planning process, staff anticipated that the 2006 projections were high and used them as a "conservative" or "worst-case" scenario—i.e. slower growth would result in delaying needed future improvements to accommodate growth. The latest 2008 Demographer projections show a much slower growth rate. The significance in the difference between the two projections is reaching a "buildout" population of approximately 75,000 in approximately 15 years in the 2006 projections versus 50-plus years in the 2008 projection. This difference can have a large effect on the planning and timing of necessary future infrastructure.

Therefore, rather than relying solely on Demographer projections, staff proposes to use a "1%" projection for City master planning efforts (refer to projection on Attachment H). Staff believes that this more moderate approach is more realistic over time and will allow for consistency among various planning efforts. For example, a new Water Master Plan is currently being developed based on a projected 1% growth rate. Staff will continue to monitor the actual growth on a yearly basis and adjust future projections accordingly. Staff anticipates that this will result in less variation between planning projections than has occurred using Demographer projections.

Attachment I shows an eight-year history of Planning application submittals, including all Planning application types and applications that specifically go before the Planning Commission. As would be anticipated, application submittals have slowed over the last two years. However, it should be noted that Planning Division staff has also been reduced over this same time period from retirement and other attrition from 10 full-time employees to 5.5.

If you have any questions regarding the Action Plan, please contact Lee Plemel or Heidi Eskew-Herrmann at 887-2180.

Attachments:

- A. Recommended Action Plan (Updated November 2008)
- B. Airport Mapping Correction-Master Plan
- C. Airport Mapping Correction-Zoning Map
- D. Growth Management Residential Allocation History Graph
- E. Residential Permits History by Dwelling Type
- F. Approved Subdivisions Vacant/Approved Lots
- G. Commercial Building Permit Value History Graph
- H. Carson City Population Projection Graph
- I. Planning Application History Graph
- J. Total Assessed Property Value History Graph



# Action Plan

## ACTION PLAN MATRIX – 2008 ANNUAL REVIEW

The Action Plan Matrix provides a detailed list of the actions needed to implement the Plan. The matrix indicates the type of actions that will be required to implement the policies, and the priority of the actions to be initiated as adopted in the Plan. City staff and planning officials will need to update this matrix on an annual basis, or as necessary, to keep the responsibilities and actions current.

The “**Action**” column lists three possible categories of actions:

**R – Regulatory**, requiring amendments to the City’s development regulations. **PD – Policy Decisions**, to be implemented during day-to-day policy decisions by staff, Planning Commission, and the Board of Supervisors. **PR – Programs**, to be implemented by new or ongoing programs needed to carry out the goals of the Plan.

The “**Priority**” column lists four possible time frames for implementing actions: **(1) - Immediate Priority**, to be implemented with adoption of the Plan or soon thereafter. **(2) - High Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption. **(3) - Moderate Priority**, to be completed within three to five years after Plan adoption. **(O) - Ongoing**, are actions that occur continually.

The “**Timeframe for Action**” column indicates what actions have been completed or when actions are anticipated to occur. A blank space may indicate ongoing review items or unknown timeframes, as applicable.

Action items have generally been grouped together by related items and priority, with higher priority items first. Recommended action items for the upcoming year are highlighted.

**Action Plan Matrix**

STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
<b>PRIORITY ACTIONS PER MASTER PLAN</b>				
Establish Downtown Mixed-Use Zoning District.				
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the V&T railroad or the State Capitol Complex.	R	1	Planning Business Development	COMPLETE (2007)
	R	2		
5.6a—As part of a new mixed-use zoning district for Downtown, establish incentives (e.g., density bonuses, an expanded range of permitted uses, or reduced parking requirements) that complement existing redevelopment tools.	R	1		
5.6e— Develop a Downtown Parking Strategy that identifies and recommends solutions to short and long-term parking deficiencies, and provides a basis for necessary zoning revisions.	PR	1		
Establish interim mixed-use evaluation criteria.	R	1	Planning	COMPLETE (2006)
Establish mixed-use zoning districts.	R	1	Planning, Engineering, Building	Continue to implement mixed-use development using the adopted Mixed-Use Evaluation Criteria in the Master Plan and monitor development patterns for need for Mixed-Use zoning districts.
2.1d—Develop standards for mixed-use development to address compatibility issues.	R	2		
9.1b—Establish incentives, such as density bonuses or parking reductions, for the incorporation of higher-density housing within designated activity centers and along major gateway corridors where they may be served by future transit.	R	2		
Develop Capital Improvements Program for Downtown enhancements.	PR	1	Public Works, Business Development	Engineering, Planning and Public Works currently working on design standards. Included in CIP; ongoing completion of small projects.
3.2d—Establish sign controls for the Carson City Freeway corridor.	R	1	Planning	<b>COMPLETE (2008)</b>

**CARSON CITY MASTER PLAN**

**2008 Annual Review**

**ATTACHMENT A**

**Action Plan**

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
<b>OTHER ACTIONS</b>				
2.2a—Remove barriers within existing residential zone districts to encourage the incorporation of a mix of housing types outside of the PUD process. (Including review of Engineering standards)	R	1	Planning, Engineering	PUD/Common Open Space Revisions COMPLETE (2007)
1.4b—Update current cluster practices to ensure that the resulting density of the clustered development is consistent with the parcel's land use designation, the surrounding development pattern, and the level of roadway improvement which currently exist or will be required to be provided to the site.	R	2	Planning	COMPLETE (2007)
3.2b—Review and update lighting regulations as needed to reduce light trespass and glare created by urban development and the lighting of recreational areas, particularly at the Urban Interface and near the WNCC Observatory.	R	2	Planning	Lighting regulations updated in 2008
8.1c—Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.	PD	1	Public Works Business Development	2008/2009
6.2a—Develop standards for neighborhood infill and redevelopment.	R	2	Planning	2009
9.3b—Establish infill and redevelopment standards to minimize impacts on existing neighborhoods.	R	2	Planning	2009. Include LED sign lighting near residential areas.
9.4a—Establish guidelines for the incorporation of higher density residential at the fringe of existing rural neighborhoods, as well as on individual lots within them.	R	2	Planning	2009
10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)	PR	O	Planning	Mapping complete (2008). 2009: Mid-century inventory.

**ATTACHMENT A**

**Action Plan**

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
<p>1.1f—Encourage the incorporation of site planning and other design techniques that promote solar and wind efficiency in the construction of new homes and non-residential development and the use of new and emerging technologies that lead to increased energy conservation (e.g., maximizes solar exposure to capture energy and speed snow melt during winter months).</p>	<p>PD (R?)</p>	<p>O</p>	<p>Building, Engineering, Planning</p>	<p>The Development Services Department (Building, Engineering and Planning) is presently working with the Builders Association of Western Nevada (BAWN) to help implement the Sierra Green building program.</p>
<p>3.1b—Establish an Environmental Lands Inventory to guide preservation efforts and to aid in the development review process, and <u>require the identification of Environmentally Sensitive Areas as prior to the development of detailed site plans.</u></p>	<p>PR R</p>	<p>2</p>	<p>Planning, Open Space</p>	<p>Wetland, soils and earthquake hazards are reviewed with development proposals; hillside areas are required to be identified with applications</p>
<p>2.2c— Include appropriate standards in the Carson City Municipal code for permitting and construction of attached or detached accessory dwelling units and that allow rental of the units.</p>	<p>R</p>	<p>2</p>	<p>Planning</p>	<p>Accessory dwelling standards revised in 2007; rental of guest buildings still prohibited.</p>
<p>9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.</p>	<p>PR</p>	<p>2</p>	<p>Planning, State Housing Division</p>	<p>Continue to work with local housing agencies; identify strategies through the CDBG Consolidated Plan and Action Plan.</p>
<p>9.3a—Develop strategies and incentives such as low-cost loans and design assistance programs to increase home ownership opportunities for residents and to promote regular maintenance and renovation within the City's established neighborhoods.</p>	<p>PR</p>	<p>2</p>	<p>State Housing Division; Rural Housing and Development Authority</p>	<p>Continue to work with local housing agencies.</p>
<p>10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.</p>	<p>PR</p>	<p>2</p>	<p>Planning, Business Development</p>	<p>Structural analysis completed on two historic structures with grant funds (2008)</p>

**ATTACHMENT A**

**Action Plan**

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION/ACCOMPLISHMENTS
1.1a—Monitor growth trends and conduct periodic reviews of the City's growth capacity to ensure the Master Plan is consistent with the City's Water and Wastewater Master Plan.	PR	O	Planning, Engineering, Public Works	Annual MP Review; <b>Water Master Plan update in progress for 2009.</b>
1.1c—Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs.	PR	O	Public Works, Water	Ongoing education and outreach efforts.
1.1d— Continue to review applications for proposed residential development in accordance with the Carson City 1978 Growth Management Ordinance.	PD	O	Planning	Annual Growth Management
1.1e— Encourage the use of sustainable building materials and construction techniques, through programs such as the US Green Building Council's LEED (Leadership in Energy Efficiency and Design) program.	PD (R?)	O	Building Planning	<b>Continue to work with the Builders Association of Western Nevada (BAWN) to help implement the Sierra Green building program.</b>
1.2a—Use levels of priority established by the Master Plan to help guide the future allocation of staffing and other resources devoted to infill and redevelopment objectives.	PD	O	Public Works, Planning, Business Development	Reviewed with Annual Budget
1.2b—Review the boundaries of the City's redevelopment areas periodically and adjust them as appropriate to support redevelopment objectives.	PD	O	Business Development	Redevelopment boundaries were amended in 2007 to support redevelopment objectives.
1.2c—Ensure that improvements identified in the City's Transportation, Water, and Wastewater Master Plans are consistent with and supportive of the City's infill and redevelopment objectives.	PD	O	Public Works	<b>Water Master Plan update in progress for 2009.</b>
1.3a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	PR	O	Planning	

**ATTACHMENT A**

**Action Plan**

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
1.3b—Continue to coordinate with State and Federal Agencies on the Federal Lands Bill and monitor future land transfer opportunities, particularly within the urbanized area of the City.	PR	O	Planning, Parks & Recreation	The Federal Lands Bill was introduced as the "Carson Vital Community Act of 2008" on July 31, 2008. Adoption expected in 2009.
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	R	O (R)	Planning	Wetland, soils and earthquake hazards and hillside development are reviewed with development proposals.
1.5a—Coordinate with Lyon, Washoe, and Douglas Counties to ensure that applicable Master Plans for each jurisdiction are mutually compatible with the goals and policies of this Master Plan.	PR	O	Planning	Mutual agreement reached with Douglas County for water service in north Douglas; development standards discussed with Douglas County staff.
1.5c—Coordinate with regional planning organizations, such as the CAMPO, TRPA, and the TMRPA to ensure that adopted regional plans are mutually compatible with the goals and policies of this Master Plan.	PR	O	Planning	Staff continues to participate in coordination efforts.
1.5d—Coordinate with Sierra Pacific Power and Southwest Gas on the location of new power lines and future facilities necessary to serve the community.	PR	O	Planning, Engineering	Staff continues to work with SPPCo (now Nevada Energy) on future facility planning.
2.1d—Discourage rezoning of properties that create incompatible land uses between adjacent zones, enforce standards for transitions between residential and commercial uses.	PD	O	Planning	Reviewed by staff and the Planning Commission with zoning application requests.
2.3a—Maintain an inventory of potential neighborhood, community, and regional scale retail sites.	PR	O	Business Development	Ongoing
3.1a—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.	PD	O	Planning Parks & Recreation	Open space purchases are occurring and are pursued per these plans; Land Use Map is updated as this occurs. The Carson River Advisory Committee and (continued on next page)

**ATTACHMENT A**

**Action Plan**

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAHE FOR ACTION / ACCOMPLISHMENTS
				<p>City staff reviewed the Carson River Master Plan to ensure these documents were in compliance with the plan. The Parks &amp; Recreation worked with the Friends of Silver Saddle and the National Parks Service's Rivers and Trails Conservation program to develop a community master plan process for the Silver Saddle property, Prison Hill and other properties located along the Carson River. The effort included several public charrette meetings. The goal is to establish a master plan for river properties that provide acceptable sustainable recreation opportunities and to protect the river corridor environment.</p>
<p>3.2a—Seek opportunities to transfer lands slated for disposal by the BLM or Forest Service into City ownership to preserve important hillside views and update existing cluster development and steep slope provisions as needed.</p>	<p><b>PR</b></p>	<p><b>O</b></p>	<p>Planning</p>	<p>Being accomplished through the Federal Lands Bill process.</p>
<p>3.3a—Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.</p>	<p><b>PR</b></p>	<p><b>O</b></p>	<p>Public Works, Fire Department</p>	<p>Ongoing training occurs—coordinating efforts with the Fire Department.</p>
<p>3.3b—Ensure new neighborhoods, particularly at the Urban Interface, are designed to minimize the impacts of potential natural disaster events (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials).</p>	<p><b>PD</b></p>	<p><b>O</b></p>	<p>Planning, Engineering, Fire Department</p>	<p>Reviewed and enforced through the subdivision review process.</p>
<p>3.3c—Continue to educate existing residents on appropriate measures to be taken to minimize the potential loss of life and property in the event of a wildfire or other natural disaster.</p>	<p><b>PR</b></p>	<p><b>O</b></p>	<p>Fire Dept.</p>	<p>The Fire Department is active in resident education, particularly in wildland interface areas.</p>

**ATTACHMENT A**

**Action Plan**

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
<p>4.1 a—Continue to pursue opportunities to expand the City's existing recreation center and construct a second recreation center in another location.</p>	<p>PR</p>	<p>2</p>	<p>Parks &amp; Recreation</p>	<p>2009 – The City is developing a partnership with Boys &amp; Girls Club of Western Nevada, to build a multi-use indoor recreation center. A memorandum of understanding has been approved by the Board of Supervisors and the Boys &amp; Girls Club which will provide the framework for the eventual transfer of property for the project from Boys &amp; Girls Club to the City. The two partners are also developing a joint use agreement that will govern the use of the two facilities by both parties.</p>
<p>4.1 b—Identify opportunities for the incorporation of park facilities as part of new developments commensurate with demand created and consistent with the City's adopted standards.</p>	<p>PD (R)</p>	<p>O</p>	<p>Parks &amp; Recreation</p>	<p>The Parks and Recreation Department reviews development plans, including any mixed-use activity centers to ensure incorporation of park facilities commensurate with development intensity and identified City needs, including Landscape Maintenance Districts. The slowdown in the housing industry has temporarily stalled the construction of new housing developments; as a result the opportunities for associated park facilities have also diminished.</p>
<p>4.1 c—Focus new neighborhood parks in areas currently underserved and in new neighborhoods.</p>	<p>PD</p>	<p>O</p>	<p>Parks &amp; Recreation</p>	<p>2007: Silver Oak Park and R.D. Wilson Park opened.</p>



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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
<p>4.1c—Establish an additional community park in the northern quadrant of the community.</p>	<p>PD</p>	<p>O</p>	<p>Parks &amp; Recreation</p>	<p>With congressional approval of the introduced Federal Lands Bill, approximately 40 acres of land along Arrowhead Drive will be transferred from Bureau of Land Management ownership to the City ownership. This property has been identified as a future community park site, and development would occur when Board of Supervisor approval and funding occurs.</p>
<p>4.2a—Provide additional parks, sports complexes and indoor facilities convenient to all major quadrants of the city.</p>	<p>PR</p>	<p>O</p>	<p>Parks &amp; Recreation</p>	<p>In 2007 the three acre John Mankins neighborhood park was added to the northwest quadrant of the City. In 2008 the five acre Ronald D. Wilson Memorial Park was added to the north end of the City. Also in 2008 the renovated Carson City Fairgrounds at Fuji Park was completed, which provides an improved sports and special events venue to the southwest quadrant of the City as well as the whole City. Currently the City is pursuing the acquisition of the historic Treadway Park located on the west side of the City from Carson-Tahoe Regional Medical Center. The Parks &amp; Recreation Department as well as the Parks &amp; Recreation Commission has also recommended approval of an outdoor/plaza project proposed by the Brewery Arts Council on their property located on the west side of the City which will provide passive recreation opportunities to residents. The Parks &amp; Recreation Department has also supported the development of the Laxalt (continued on next page)</p>

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
				Plaza located downtown along Carson Street between the Laxalt Plaza and the Nugget. This plaza will support passive recreation opportunities for the downtown area.
4.2b—Continue to expand cost-effective sharing of facilities and resources with the City's existing and potential recreation partners.	PR	O	Parks & Recreation	Recreation center partnerships with Western Nevada College and the Boys & Girls Club continue to be explored.
4.3a—Continue to review future development proposals for consistency with the City's Open Space Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.	PD	O	Planning, Parks and Recreations	Development proposals are routine routed through the Parks & Recreation Department and the advisory committees, as applicable. In 2008, Silver Saddle Ranch planning efforts will be coordinated with these committees.
4.3b—Continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.	PD	O	Parks & Recreation, Open Space	In 2008 several important open space properties were acquired utilizing various acquisition tools. The 86 acre Andersen property and the 19 acre Desomier were purchased through grants from Question 1 program. The 111 acre Wilson property in the Carson Range was acquired through the Forest Services Legacy Grant program. Thirty seven acres of the former Red Graham Ranch was dedicated and donated to the City by the Vidler Water Company. The Open Space program purchased outright without a grant the 64 acre Mexican Dam property located above the dam along the Carson River. The Casey Trust donated 77 acres of Open Space to the City located on V&T Hill. In addition, the City's Open Space program has made <i>(continued on next page)</i>

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION/ ACCOMPLISHMENTS
				significant progress in negotiating a conservation leases with the owner of the 200 acre Horse Creek Property. This conservation lease may be finalized this year. Finally the City is partnering with the Nevada Land Conservancy for the purchase of 406 acres of property on by John Serpa located in the Carson River Canyon. A grant has been approved with the Question 1 program for this purchase.
5.1a—Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts.	PR	O	Planning Business Development	
5.1b—Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community.	PR	O	Business Development	
5.1c—Promote diverse job options and entrepreneurial opportunities.	PD	O	Business Development	
5.1d—Identify, develop and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives
5.1e—Promote activities that have the potential to upgrade the skill and wage levels of the City's resident labor force.	PR	O	Business Development	
5.1f—Provide public economic development assistance for applicants that can increase the average wage rate in their industrial sectors.	PR	O	Business Development	Ongoing – consideration given to industry workforce needs

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.1g—Reduce supply chain costs, shared research and development objectives and other co-location efficiencies to promote vertical diversity.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives
5.1h—Emphasize diversity of industry toward those sectors that demonstrate a steady employment pattern, avoid seasonal layoffs, and withstand cyclical downturns of the economy.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives, as well as implementation of CCCVB's branding recommendations
5.1i—Plan for a diversity of ready-to-build sites with sufficient support infrastructure and services needed to meet demand of growing and targeted industries.	PR	O	Public Works	Ongoing—Improvements are done as a part of other projects and are upsized to include future growth issues.
5.1j—Explore opportunities to pre-designate tourism improvement districts (i.e., STAR bond districts), enhance redevelopment areas and maximize the potential of all available economic development tools.	PR	O	Business Development	Foster public-private partnerships enabling mixed use, sustainable development – via implementation of CCCVB branding recommendations
5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.	PR	O	Planning	
5.1k—Encourage and expand those social services, both in the public and private sector, that are necessary to facilitate the broadest labor force participation.	PR	O	Business Development	Ongoing – Efforts include partnership with NNDA, EDAWN, NCED. Supporting Target 2010 initiatives
5.2a—Work with local and regional economic development organizations on the development of a marketing strategy designed to attract national retailers to the community.	PR	2	Business Development	Ongoing – Carson City Downtown Consortium, CCCVB, EDAWN & NNDA Car-Do brand. Implementation of the CCCVB's branding recommendations, especially relative to targeted retail recruitment
5.2b—Use available tools to attract retail tenants to underutilized spaces, and continue to explore the use of incentive programs to mitigate rising and prohibitive land costs.	R	2	Business Development	Implementation of the CCCVB's branding recommendations

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.2c—Closely monitor the diversity of retail sales activity in the City and promote economic development activities which reduce retail leakages.	PR	O	Business Development	Implementation of the CCCVB's branding recommendations for downtown as well as using OBD / Redevelopment tools targeted at business owner partnerships and property owner partnerships
5.3a—Encourage the incorporation of home-based occupations and live/work units.	PR	O	Planning	Home-based occupations are permitted. No additional issues identified.
5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.	PR	O	Planning Public Works	Telecommunication ordinances are designed to promote communications.
5.3c—Use technology to increase information available to residents and businesses regarding growth patterns, economic conditions, development activity and other elements of the competitive landscape.	PR	O	Planning Business Development	Information provided in this annual review and additional information is available to public year-round.
5.4b—Continue to explore opportunities to establish trail access to the Carson River Canyon that honors and interprets the historic V&T railroad, <u>expand Downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the City's historic resources.</u>	PR	O	Parks & Recreation Business <u>Development</u>	The Parks and Recreation Department is continuing to pursue Carson River Canyon trail access by focusing on the acquisition of the Serpa property mentioned above and has been negotiating with an owner of an additional 400 acres.
5.4c—Support artists, arts organizations and related cultural institutions.	PR	O	Business Development	Ongoing via Carson City Chamber of Commerce

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.5a—Seek necessary funding to improve the quality of existing recreational facilities, and to develop additional facilities.	PR	O	Parks & Recreation	Parks and Recreation has obtained over \$700,000 in grants through various funding agencies to improve the quality of existing recreational facilities. They have also been involved with Public/Private Partnerships which have provided \$1,000,000 for the Carson City Fairgrounds Renovation Project.
5.5b—Develop promotional materials that highlight the City's parks, open space, pathways, and recreational facilities, and distribute materials to target markets or specific companies considering relocating to Carson City.	PR	2	Parks & Recreation Business Development	Ongoing via implementation of the CCCVB's branding recommendations; 2 <sup>nd</sup> edition of the Bicycle Route Map and Safe Cycling Guide; Carson River Aquatic Trail Master Plan; Discover Us biannually; a web site dedicated to the entire services the Parks and Recreation Department provides to the public.
5.5c—Develop promotional materials that highlight the City as a primary gateway to Lake Tahoe.	PR	2	Business Development	Ongoing via implementation of the CCCVB's branding recommendations
5.5d—Encourage the development of airport-related commercial uses that will increase the City's visibility and marketability as a destination for tourists and recreational aviators.	PD	O	Business Development	Ongoing via implementation of the CCCVB's branding recommendations
5.5e—Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment.	PD	O	Public Works	Ongoing efforts include consideration of economic aspect of transportation projects by RTC, annual growth management activities, and long-term modeling efforts to assure adequacy of planned improvements.
5.5f—Encourage economic development that conserves natural resources and open spaces, protects environmental quality and enhances the overall quality of life.	PD	O	Business Development	Ongoing

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION/ACCOMPLISHMENTS
5.5g— Emphasize educational resources of the community as an economic development tool.	PD	O	Business Development	Ongoing
5.6b—Continue to explore opportunities to establish a DBA, LID, and/or BID in Downtown to help pay for public infrastructure improvements and/or Downtown area marketing and events coordination.	PR	1	Business Development	Ongoing via implementation of the CCCVB's branding recommendations and close partnerships with the Downtown Consortium
5.6c—Seek opportunities to develop one or more pilot housing projects Downtown through public/private partnerships.	PR	2	Business Development	Ongoing
5.6d—Continue to work with Downtown businesses and developers to provide assistance and to identify potential partnership opportunities.	PR	O	Business Development	Ongoing
5.6f—Recognize the unique opportunity created by the state government cluster and contribute to the stabilization and redevelopment of Downtown through the provision of supporting services.	PR	O	Business Development	Ongoing via partnership with Downtown Answers Downtown Carson City Institutional Alliance
5.7a—Work with other levels of government and with the private sector to support and encourage activities associated with the re-use, expansion and economic development as necessary and appropriate.	PR	O	Business Development	Ongoing
5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.	PR	O	Planning	Staff continues to work on ways to simplify the application process, including electronic submittals
5.7c—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	PR	O	Business Development	Ongoing via implementation of the CCCVB's branding recommendations

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.7d—Provide planning flexibility that can be responsive to unforeseen or changing economic conditions and community needs within the context of the Master Plan.	PR	O	Planning	Recent code amendments are intended to address development issues, including some related to current conditions.
5.7e—Collaborate economic development strategies with surrounding counties where there is a net positive economic and fiscal gain.	PR	O	Business Development	Ongoing – Carson City Downtown Consortium, CCCVB, EDAWN & NNDA Can-Do, Business Connections and via implementation of the CCCVB's branding recommendations, especially relative to targeted retail recruitment
5.7f—Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.	PR	O	Business Development	Ongoing
5.7g—Recognize the importance of adequate infrastructure in economic development and long-run economic stability.	PR	O	Public Works	Ongoing – Consideration given to economic development of City as improvements are developed and long-term modeling conducted to assure adequacy of planned improvements.
5.8a—To the extent of the City's control, maintain a balanced revenue system that is competitive for business and residential investment.	PR	O	Business Development	Ongoing
5.8b—Recognize the unique nature of Nevada's tax system and promote economic development alternatives that result in a net positive fiscal impact for the City.	PR	O	Business Development	Ongoing – Carson City Downtown Consortium, CCCVB, EDAWN & NNDA Can-Do, Business Connections and via implementation of the CCCVB's branding recommendations, especially relative to targeted retail recruitment



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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
5.9a—The City will continue to work with local businesses and property owners to encourage and assist in redevelopment efforts within the Redevelopment Area Boundary.	PR	O	Business Development	Ongoing via implementation of the CCCVB's branding recommendations and close partnership with the Carson City Downtown Consortium – as well as using the above as a template for Redevelopment Area #2
5.9a—Existing redevelopment area boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.	PR	O	Business Development	Ongoing
6.1a—Require the use of durable, long-lasting building materials for all new development.	R	O	Planning, Building	
6.1b—Promote variety and visual interest in the design of new neighborhoods through the incorporation of varied lot sizes, building styles and colors, garage orientation, and other features.	PD	O	Planning	
6.1c—Promote variety and visual interest in the design of new development through the incorporation of well-articulated building facades, clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards.	R	O	Planning	
6.1d—Establish incentives such as façade improvement programs, design assistance programs, tax credits, or similar strategies to promote more attractive gateway corridors for the City.	PR	2	Business Development	
8.1b—Ensure that new development is consistent with the height and scale of development defined within the Downtown Character Areas as set forth in Chapter 6 of the Master Plan.	R	O	Planning	

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
9.2a—Identify public lands, including City-owned properties that would be appropriate for affordable housing development and create a plan for the development of affordable housing.	PR	2	Planning	
9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.	PD, PR (R?)	0	Planning	
9.2c—Provide housing rehabilitation and weatherization programs and or direct assistance to households with a particular emphasis on fixed-income elderly residents of Carson City.	PR	2	Rural Housing and Development Authority	
9.2c—Encourage the development of new energy efficient housing and retrofiting for existing housing stock for energy efficiency to lower average monthly housing costs	PD	0	Planning	
9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.	PD	0	Planning	The Development Services Department is presently working with the Builders Association of Western Nevada (BAWN) to help implement the Sierra Green building program.
9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.	PD	0	Planning	
9.2d—Promote local, state and federal programs to encourage rehabilitation of existing housing stock and preservation of neighborhoods to ensure continued availability of affordable housing units.	PD, PR	0	Planning	

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
9.2e—Enforce appropriate standards for safe and decent affordable housing in Carson City, such as length of stay limits for recreational vehicle parks and motels.	R,PD	O	Code Enforcement Planning	
9.2f—Encourage and support efforts to create more affordable housing on a regional basis.	PD	O	Planning	
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	PD	O	Planning	
11.1a— Continue to coordinate with the Carson Area Metropolitan Planning Organization (CAMPO), Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues.	PR	O	Transportation	Ongoing – City staffs the RTC and CAMPO and is responsible for ongoing coordination with NDOT and other agencies.
11.1b—Coordinate ongoing road improvement projects with recommendations contained in the City's Unified Pathways Master Plan as appropriate to promote the most efficient use of R.O.W.s and resources.	PR	O	Transportation Public Works	Ongoing – Public Works Transportation staff seeks to include bicycle and pedestrian improvements when possible and appropriate, seeking multiple local and non-local funding sources and coordinating with Parks and Recreation.
11.1c—Seek opportunities for coordination in the implementation of the City's Transportation, Transit, Trail, and Pedestrian Plans. Actively encourage ridership of the city transit system.	R	O	Transportation Public Works Parks & Recreation	Ongoing – Implementation of the multimodal transportation plan through updates to the plan and the transportation improvement program and coordination with Parks and Recreation. Public Works Transportation staff actively working to increase transit system service and ridership.

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION/ACCOMPLISHMENTS
11.2a—Conduct periodic updates to the City's transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map.	PD	O	Planning Transportation	Model updated in 2007 with coordination with Planning Division regarding planned land use. Model also extended to 2030 to provide a planning horizon to meet Federal standards.
11.2b—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing/planned transit service.	PR	O	Planning Transportation	Ongoing – Through the Major Project Review (MPR) process, proposed developments are reviewed for transportation considerations by RTC staff.
11.2c—Seek opportunities to enhance the City's north/south arterial and collector street network in conjunction with future development (as consistent with the Transportation Plan) to improve connectivity and support broader transit service.	PD	O	Planning Transportation	Ongoing – Numerous efforts are underway to improve north/south transportation alternative, including planning, design, or construction projects on the following facilities: Carson City Freeway, Curry Street, Carson Street, Roop Street, and Stewart Street.
11.2d—Establish design and access standards for development occurring along major gateway corridors in order to preserve their functional integrity, capacity, safety and appearance.	PD	O (R)	Transportation	Ongoing – Public Works Transportation staff working with NDOT and neighboring counties on US 395 and US 50 corridor efforts and Development Services is leading an update of the City's design standards with the participation of numerous other City Departments.
12.1a—Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map.	PD	O	Planning, Transportation Parks & Recreation	Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding.

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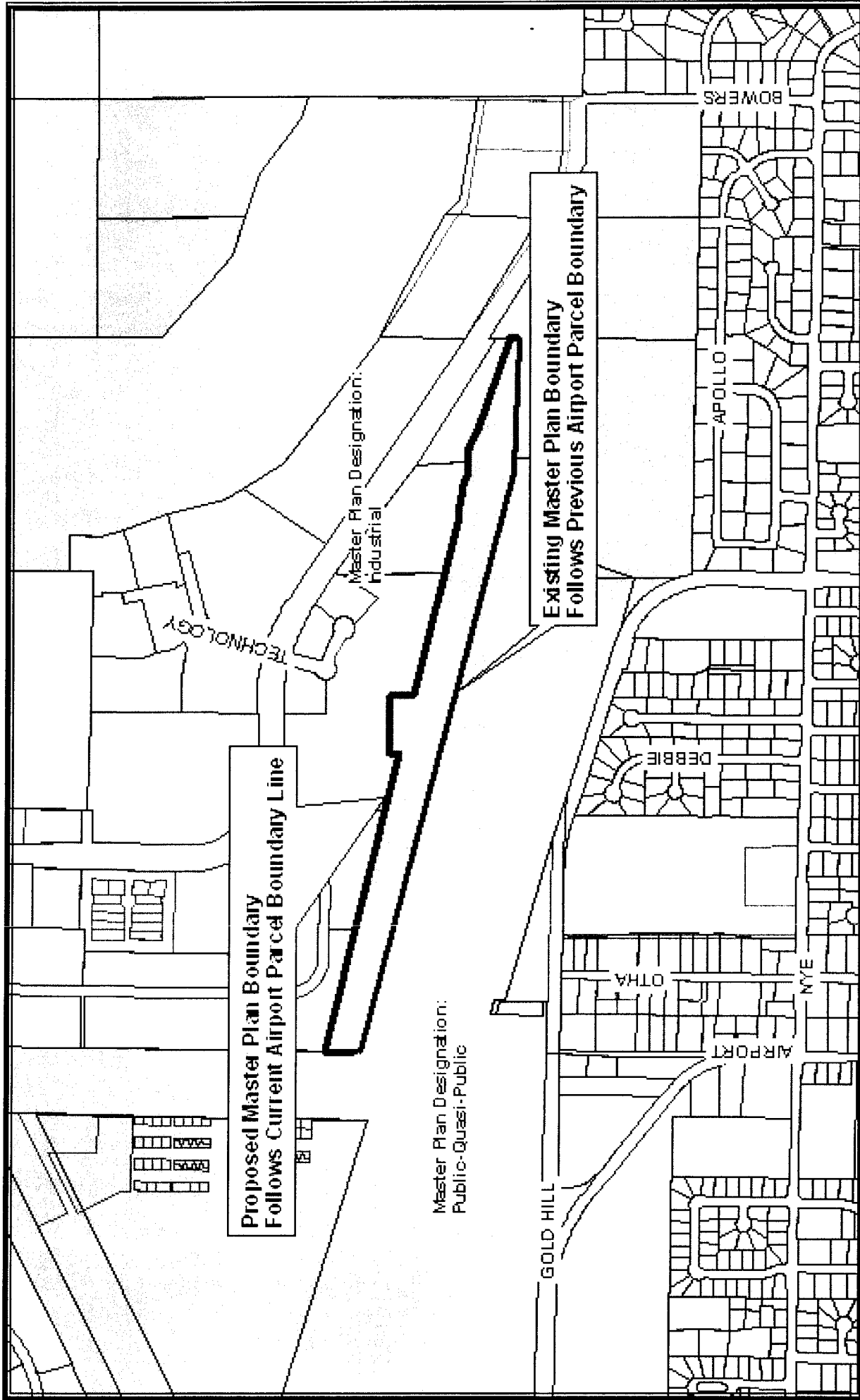
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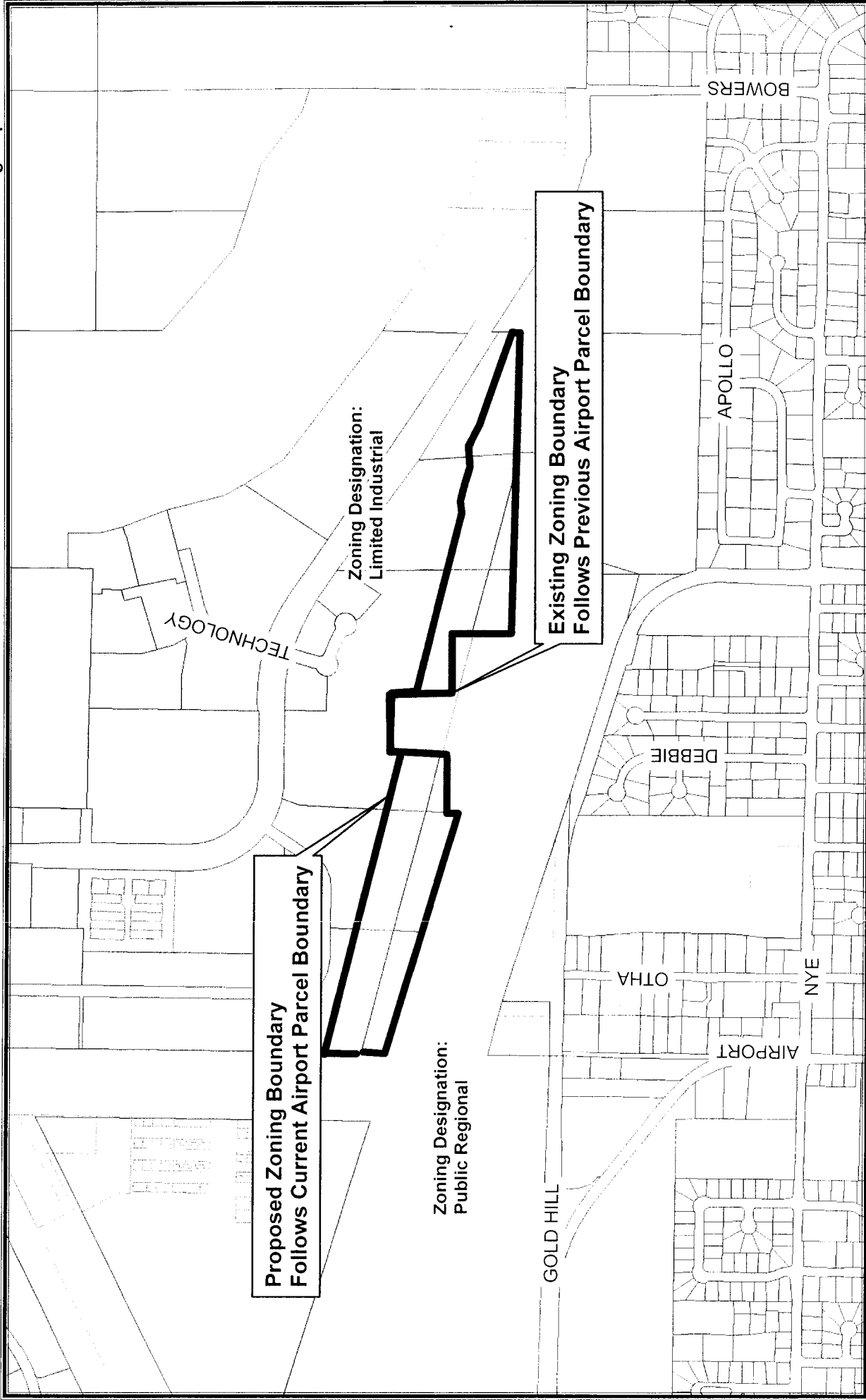
STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
12.1b—Implement the Unified Pathways Master Plan as adopted to promote the shared use of pathway corridors and increased access for persons with disabilities.	PD	O	Planning, Transportation Parks & Recreation	Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding. Regarding persons with disabilities, a concerted effort is being made to remedy non-compliant area and to seek additional consistent funding sources.
12.1c—Continue to require future development to construct on-site sidewalks and connections to adjacent pedestrian systems as needed and coordinate the dedication of R.O.W. for planned pathway connections at the time of development.	PD,R	O	Planning Engineering	
V&T SPA 1.1—Develop and adopt specific design standards for commercial development and public-use development within the V&T-SPA to protect the scenic quality of the V&T route.	R	2	Planning	
5.4a—Develop specific guidelines and policies for a tourism-focused activity center along Highway 50 East that will serve V&T Railroad visitors.	R	2		
V&T SPA 1.2—Rezone the private lands in Carson City along Highway 50 East from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.	R	2	Planning	Some rezoning has occurred at the request of property owners; i.e. Flint Drive property to GC/MFA in 2008.
V&T SPA 1.3—Identify critical views of the landfill area from V&T route and adjacent commercial areas and mitigate visual impacts by plantings, screening or other methods around the landfill.	PR	2	Planning Public Works	Complete (2006)
V&T SPA 1.4—Prohibit new uses on public lands within the V&T-SPA that would conflict with the V&T and related commercial tourism in the vicinity, such as uses that generate excessive noise, dust or odors, excluding the continued operation of the landfill.	P	2	Planning	Policy will be reviewed with future use requests.

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STRATEGY/ACTION	TYPE OF ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	TIMEFRAME FOR ACTION / ACCOMPLISHMENTS
V&T SPA 1.4—Consider limiting the use of public lands as part of any proposed disposal of the BLM property into Carson City ownership through a federal lands bill.	P	2	Planning	The proposed Federal Lands Bill would limit uses on public lands
V&T SPA 2.1—The Parks and Recreation will continue to work with the V&T Commission and V&T consultants in locating appropriate pathway facilities along the Carson River corridor consistent with the V&T operation plans and the Unified Pathways Master Plan.	P	O	Parks & Recreation	Parks & Rec: Our department continues to have ongoing design dialogue with the V&T Railroad Reconstruction Project's engineering consultants regarding the benefit to this project from the proposed land and water base recreational trails in the Carson River Canyon, including the identification of two railroad grade crossings.
V&T SPA 3.1—Encourage continued cleanup and patrol of the Carson River corridor to protect the scenic resource through partnerships with public and private agencies.	P	O	Parks & Recreation	Parks & Rec: We support the Kiwanis' annual Carson River Clean Up. Within the past two years, the Carson River Advisory Committee, with assistance from Eagle Scouts and our department, have started the annual Carson River Work Day. In addition, our department is a member of the Carson River Regional Recreational Steering Committee (CRRSC). This committee brings together both private and public partners to cleanup, facilitate recreational activities, and protect the scenic resources along the Carson River.
V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.	P	O	Planning	



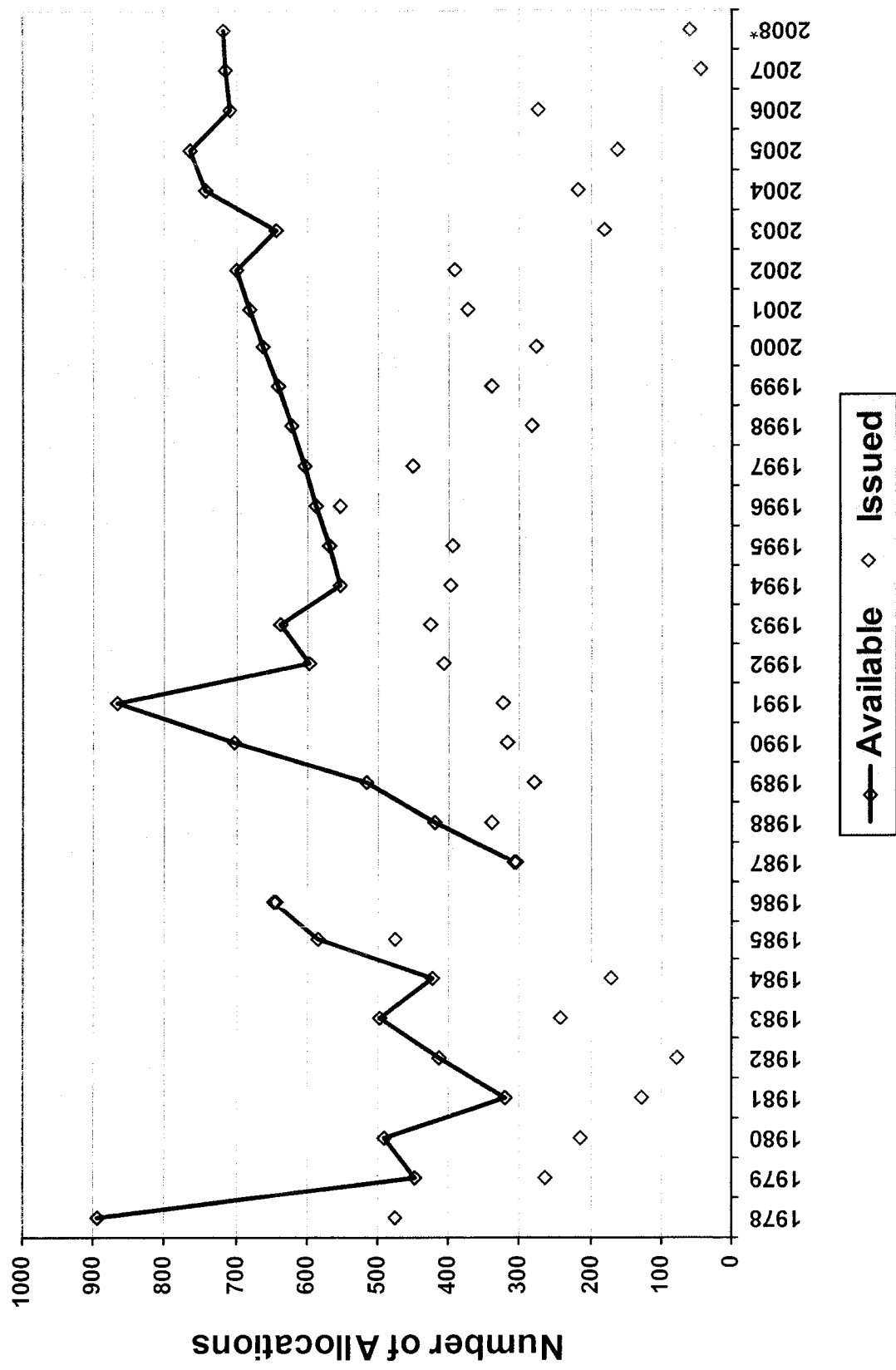
# Existing and Proposed Master Plan Boundary



# Existing and Proposed Zoning Boundary

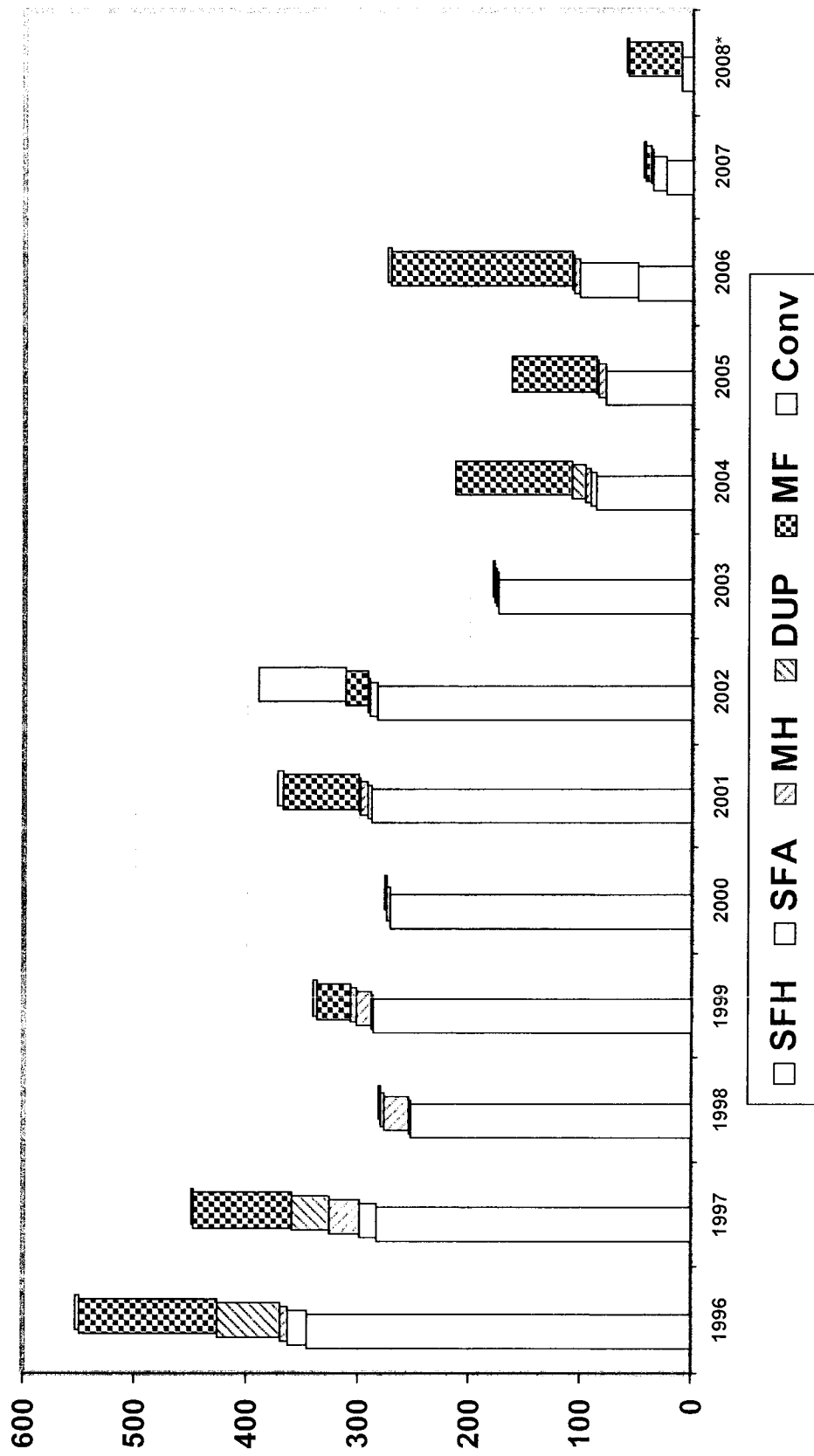


# Growth Management Residential Allocation History



\* 60 as of November 7, 2008

# Total GM Allocations Issued by Type



## Carson City Approved Subdivision Vacant Lot Information

### Recorded Subdivision Lots

Approval Date	File No.	Development Name	Lots Recorded	Vacant Lots	Location
Dec-92	S-89/90-7	Caballeros Acres	21	3	N.E. and S.E. of Schulz Way/Race Track Rd
Oct-04	TSM-04-132	Carmine Street Subdivision	15	12	North of Hwy 50 East and South of Carmine Street
Jul-93	P-92/93-4	Cottonwood Court	20	8	North of Fifth St, east of Roop St
Dec-95	S-94/95-3	Empire Ranch Estates	116	1	South of US Hwy 50 East, and east of North Edmonds Dr
Nov-93	S-92/93-3	Garson Manor Subdivision	16	1	N.E. corner of Sherman Lane and Graves Lane
Jul-92	S-91/92-6	Goni Canyon Estates, Phase I	41	5	South of Fermi Rd; Goni Rd extension
		Goni Canyon Estates, Phase 2	42	4	
		Goni Canyon Estates, Phase III	16	2	
Mar-94	P-93/94-2	Heritage Park at Quail Run Phase 5 Phase 6	21 82	8 19	Corner of Fairview Dr and Saliman Rd
Sep-96	S-95/96-6	Hidden Meadows Estates #1	31	2	East of Carson River Rd and south of Fifth St
	S-96/97-3	Hidden Meadows Estates #2	25	1	
		Hidden Meadows Estates #4	30	4	
May-87	S-87-1	Highland Estates	60	7	"C" Hill, west of Lake Glen Manor
Oct-98	S-97/98-6	Kerrine Court	14	1	Baker Dr.
Nov-92	P-92/93-2	Kings Meadow Phase 3	21	4	Approximately 2,300 ft. west of North Ormsby Blvd, north of Kings Canyon Rd
Jul-87	Parcel Maps	Kingston Park	28	13	At the west end of Long St extension
5/10/79	S-79-4				South of Carson City/Washoe County line, west of US Hwy 395 North
5/10/79	S-79-5	Lakeview Subdivision	258	34	
Nov-92	P-92/93-1	Long Ranch Estates PUD, 1A Phase IB Phase 6	31 30 29	1 12 2	Approximately 1,000 ft. west of North Ormsby Blvd, and north and south of Kings Canyon Rd
May-90	S-88/89-5	Manzanita Heights Subdivision	27	1	North of W. Bonanza Dr, end of Manzanita Terrace extension
Feb-93	S-92/93-2	North Canyon Estates	44	3	South of Kelvin Rd, east of Goni Rd (SF21000)
Feb-99	S-98/99-2	Rasner Place	7	1	Baker Drive /Koontz Ln.
Dec-77	P-88/89-2	River Knolls, Phase VI	71	1	South portion of Gregg St, south of US Hwy 50 East
Oct-78	PUD 9/78	Riverview PUD	262	15	End of Fifth St, north of Eagle Valley Junior High School

## Carson City Approved Subdivision Vacant Lot Information

### Recorded Subdivision Lots (continued)

Approval Date	File No.	Development Name	Approved	Vacant Lots	Location
Oct-93	P-93/94-1	Silver Oak PUD (1,128 total)** Phase 1 Phase 5 Phase 12 Phase 16 Phase 18 Phase 19	70 33 60 57 21 10	2 2 3 44 5 9	West of N. Carson Street north of Winnie Lane  **Dec 2003 BOS approved amendment of PUD to delete 49 residential lots and Oct 2004 BOS approved amendment of PUD to delete 30 residential lots due to Carson Tahoe Hospital land purchase.
Jul-73	S-87/88-3	Sky Ridge Subdivision	239	3	East of Saliman Rd
Nov-93	S-93/94-1	South Valley Estates	17	1	At Bigelow and Appian Way
Dec-87	P-87/88-1	Spring Meadows PUD	44	2	"C" Hill, west of Lake Glen Manor
Nov-05	TSM-05-160	Sundance Ridge II (SFA)	32	20	West of Lepire Drive
Oct-78	no file #	Timberline	101	10	West end of Combs Canyon Rd
Jan-90	S-89/90-3	Wellington Crescent Subdivision	59	8	North of Ash Canyon Rd and approximately 1,300 ft. west of Winnie Lane

Total of Vacant Subdivision Lots: 274

### Approved Tentative Maps with Lots Pending to Record

Approval Date	File No.	Development Name	Approved	Remaining	Location
Sep-06	TPUD-06-146	Clearview Ridge	75	75	West side of Cochise, south side of Roventini
Sep-06	TSM-06-168	Combs Canyon I	23	23	West side of Combs Canyon Rd., north of Timberline Dr.
Sep-06	TSM-07-027	Combs Canyon II	19	19	East side of Combs Canyon Rd.
Feb-06	TPUD-05-229	Corte Reale	12	12	Northwest corner of Silver Oak development
Jan-05	TPUD-05-191	Eagle Village	36	36	North side of Eagle Station Lane
May-08	TSM-08-043	East Ridge Village	115	115	Hwy 50 E, just north of Flint Drive
Dec-06	TPUD-07-202	Mills Landing	94	94	West side of State St., north of William St.
Aug-07	TPUD-07-107	Nye Circle PUD	34	34	North side of Nye Ln, west of College Pkwy.
Mar-07	TPUD-07-010	Ross Park PUD	23	23	Between Snyder Ave., California St. & Appion Wy.
Oct-05	TSM-05-144	Schultz Ranch Development	521	521	Race Track Road vicinity, east of Center Dr.
Oct-93	P-93/94-1	Silver Oak PUD	1,128	476	West of N. Carson Street north of Winnie Lane
Nov-06	TSM-06-203	Summerhawk	201	201	West of Rhodes St. & Betts St., south of C-Hill

Total Approved Tentative Map Lots Pending: 1,629

Total of Vacant and Pending Subdivision Lots: 1,903

## Carson City Approved Subdivision Vacant Lot Information

### Multi-Family Residential Major Project Reviews (last 12 months)

Review Date	File No.	Development Name	Number of units	Location
		None Received		

Total Potential Multi-family Units: 0

### Conceptual Map Reviews (last 12 months)

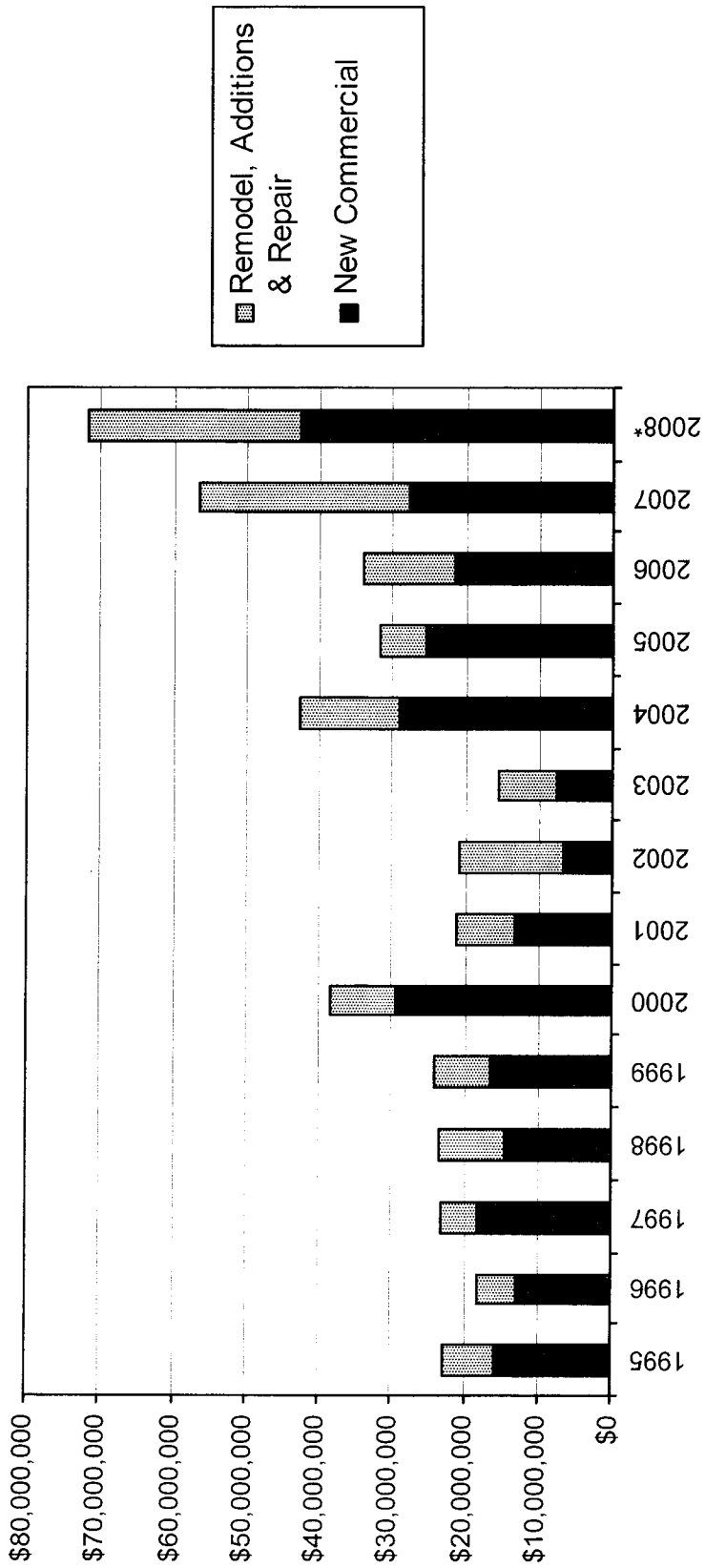
Date Received	File No.	Development Name	Lots Proposed	Lots Remaining	Location
Aug-08	CSM-08-090	Voltaire Green Homes	8	8	West of Voltaire at Appion Wy

Total Conceptual Units: 8

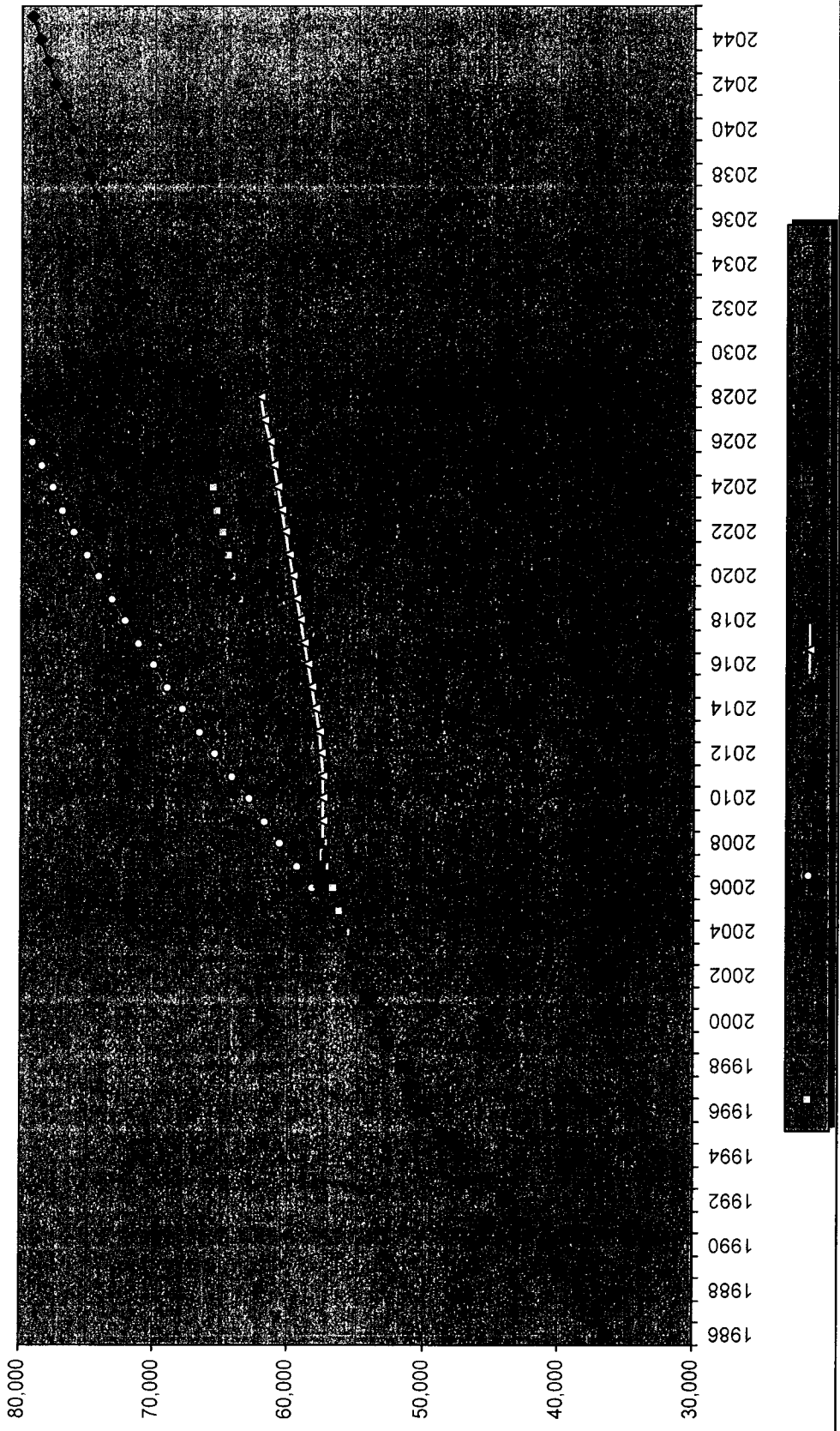
Grand Total: 1,911

# Commercial Permit Value

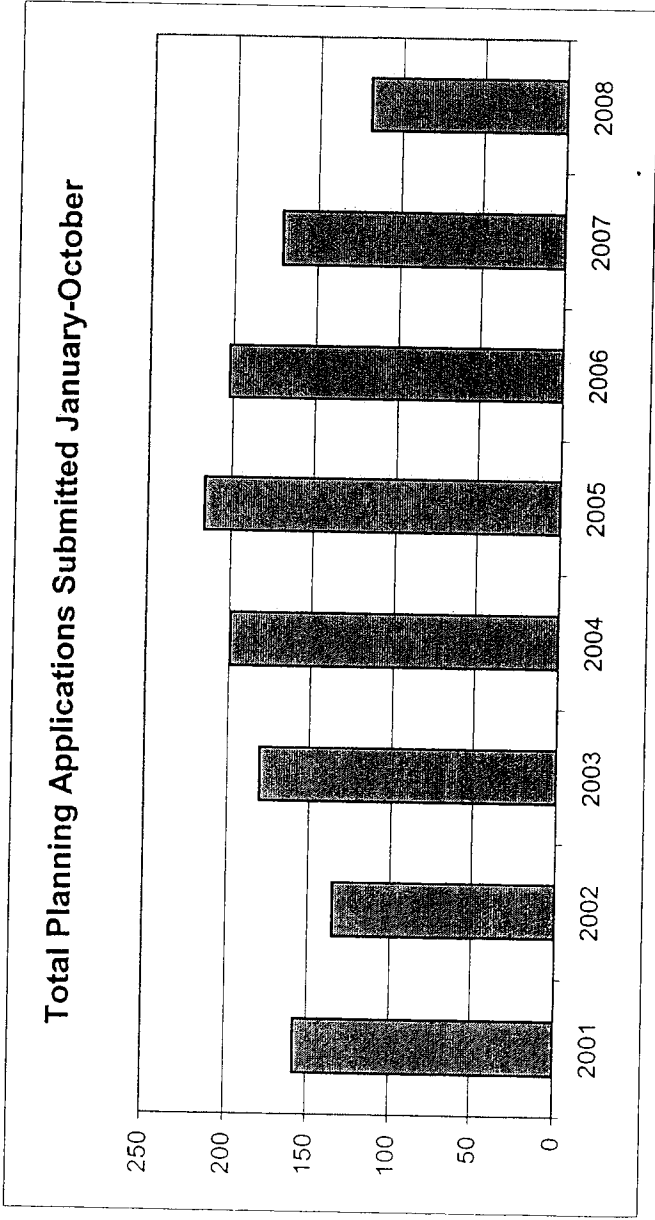
\* Through 11/6/08



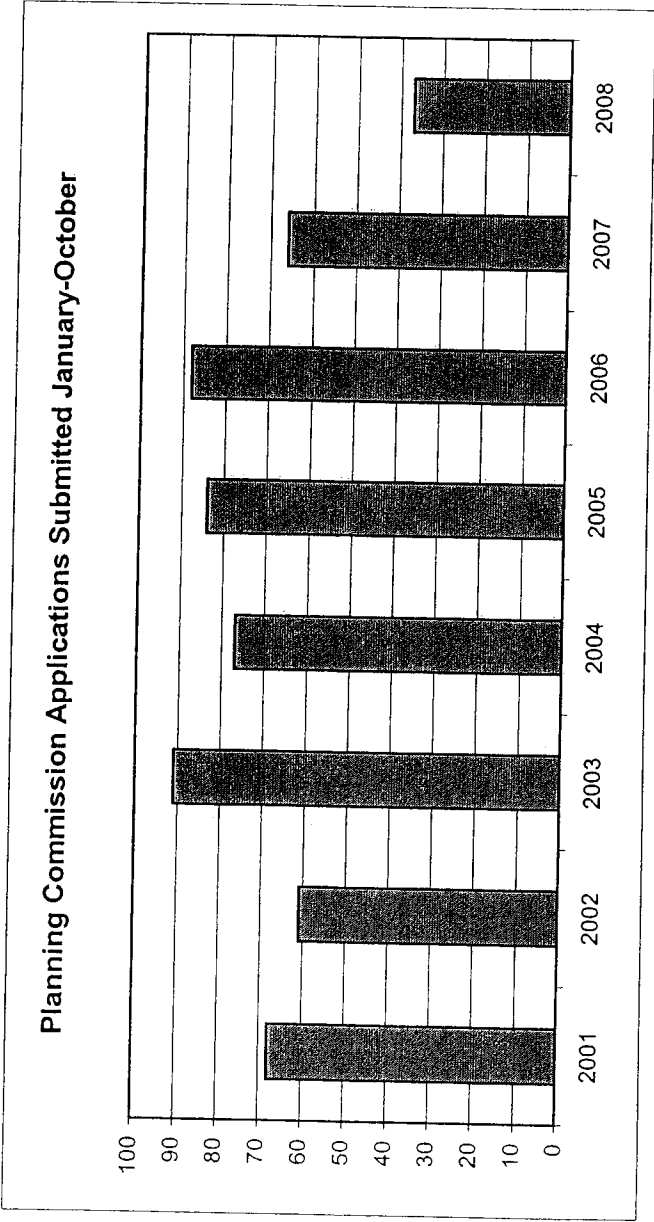
# Population Projections



Planning Division Application Tracking



Total Planning Applications  
 Jan.-Oct. 2001-2007 Avg: 180  
 Jan.-Oct. 2008: 119 (= 66% of 180)



Planning Commission Applications  
 Jan.-Oct. 2001-2007 Avg: 76  
 Jan.-Oct. 2008: 37 (= 49% of 76)

(Note: The Planning Division had 10 FTE's in FY06/07 and 5.5 FTE's presently.)



# Total Assessed Valuation

