

**City of Carson City
Agenda Report**

Date Submitted: September 27, 2011

Agenda Date Requested: October 5, 2011

Time Requested: 5 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: For Possible Action: To adopt Bill No. 118, on second reading, Ordinance No. 2011-___, an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 7, Hillside Development, Section 7.6.7, Fire Protection, to delete references to the pamphlet entitled "*Wildfire Protection for Homeowners and Developers*" and replace it with guidelines in compliance with the Fire Department. (ZCA-11-050) (Lee Plemel)

Summary: The code presently references a pamphlet for development in hillside areas. This pamphlet is no longer available. The guidelines used by the Fire Department would be referenced instead.

Type of Action Requested:

Resolution

Formal Action/Motion

Ordinance-Second Reading

Other (Specify)

Does This Action Require A Business Impact Statement: () Yes (X) No

Prior Board Action: Approved the ordinance on first reading on September 15, 2011, by a vote of 5 ayes and 0 nays.

Recommended Board Action: I move to adopt Bill No. 118, on second reading, Ordinance No. 2011-___, an ordinance amending Carson City Municipal Code Title 18, Zoning, Chapter 18.16, Development Standards, Division 7, Hillside Development, Section 7.6.7, Fire Protection, to delete references to the pamphlet entitled "*Wildfire Protection for Homeowners and Developers*" and replace it with guidelines in compliance with the Fire Department.

Explanation for Recommended Board Action: The Board of Supervisors, pursuant to Carson City Municipal Code, is required to take final action on all code amendments. See the attached staff report to the Planning Commission for more explanation.

Applicable Statute, Code, Policy, Rule or Regulation: 18.02.075 Zoning Code Amendments

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

- Alternatives:** 1) Refer back to staff and Planning Commission for further review.
2) Do not introduce the ordinance (leave the code requirements the same as they are now).

Supporting Material: 1) Ordinance

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By: _____
(Planning Division Director)

(Public Works Director)

(City Manager)

(District Attorney's Office)

(Finance Director)

Date: 9.26.11

Date: 9.27.11

Date: 9/27/11

Date: 9/27/11

Date: 9/27/11

Board Action Taken:

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

(Vote Recorded By)

BILL NO. 118

ORDINANCE NO. 2011-_____

AN ORDINANCE AMENDING THE CARSON CITY MUNICIPAL CODE TITLE 18.16 DEVELOPMENT STANDARDS DIVISION 7 HILLSIDE DEVELOPMENT AT SECTION 7.6 FIRE PROTECTION, TO MODIFY THE REFERENCE TO A PAMPHLET TO BE USED BY PROSPECTIVE DEVELOPERS OF PROPERTIES IN THE HILLSIDE AREA.

Fiscal effect: None

The Board of Supervisors of Carson City does ordain:

SECTION I:

That Title 18.16 Development Standards at Division 7 Hillside Development at Section 7.6 Fire Protection of the Carson City Municipal Code is hereby amended as follows (**bold, underlined** text is added, ~~stricken~~ text is deleted) to modify requirements for Hillside Development:

7.6 Fire Protection.

- 7.6.1 Lot size and potential placement of structures shall be such that adequate clearance of hazardous, flammable vegetative cover may be accomplished.
- 7.6.2 All easements for firebreaks for safety of built-up areas shall encompass access for fire fighting personnel and equipment and such easements shall be dedicated for this specific purpose by being recorded.
- 7.6.3 All hillside development plans must provide for fire safety to reduce the spread of wildfire and reduce opportunity of ignition by:
 - a. Providing fire lanes, fuel breaks, and non-combustible roofs and building materials,
 - b. Use of spark arresters,
 - c. Clearing of underbrush and excess vegetation near dwellings and by use of fire resistant local plant species.
- 7.6.4 Addresses and street name signs must be clearly visible and well posted. Use of at least four inch (4") high letters and/or numbers is strongly encouraged.
- 7.6.5 No structure may be located more than one thousand feet (1,000') from a water supply as measured along an unobstructed line of vehicular travel.
- 7.6.6 The use of non-treated wood shingles shall not be allowed as roofing materials in hillside areas.
- 7.6.7 In addition to the standards and requirements set forth above regarding fire protection, all development in hillside areas must comply with ~~provisions contained in the pamphlet entitled "Wildfire Protection for Homeowners and Developers" prepared by the Sierra Front Wildfire Cooperators, attached and~~

~~adopted as an appendix to this section. A copy of this pamphlet must be distributed to all prospective hillside applicants.]~~ the most current guidelines related to prevention of wildfires in hillside areas as required by the Carson City Fire Department.

SECTION II:

That no other provisions of Title 18 of the Carson City Municipal Code are affected by this ordinance.

PROPOSED on _____, 2011.

PROPOSED BY Supervisor _____

PASSED _____, 2011.

VOTE: AYES: _____

NAYS: _____

ABSENT: _____

ROBERT CROWELL, Mayor

ATTEST: _____
ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the _____ day of the month of _____ of the year 2011.