

**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012**

**FILE:** MPA-12-116

**AGENDA ITEM:** G-7(A)

**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

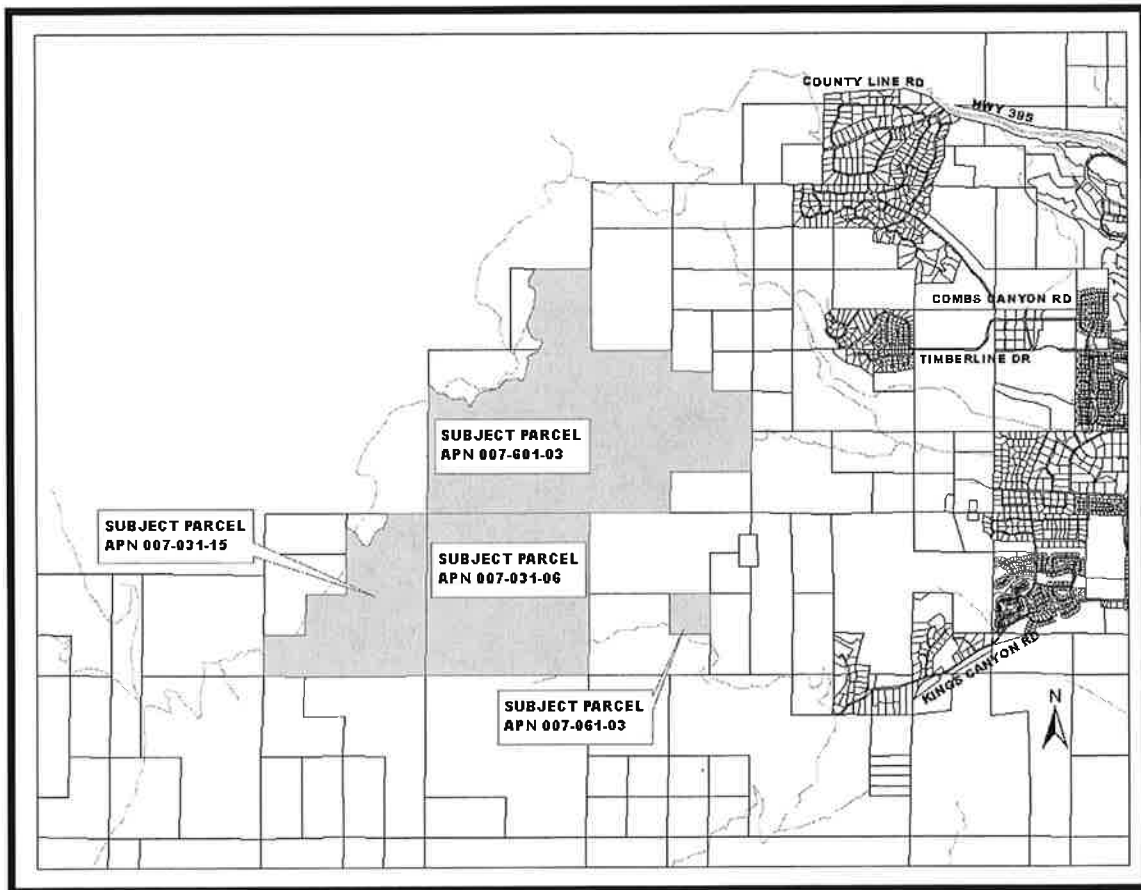
**REQUEST:** A Master Plan Amendment to change the Land Use designation of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from Public/Quasi-Public (P/QP) to Public Conservation (PC).

**APPLICANT:** Carson City Planning Division

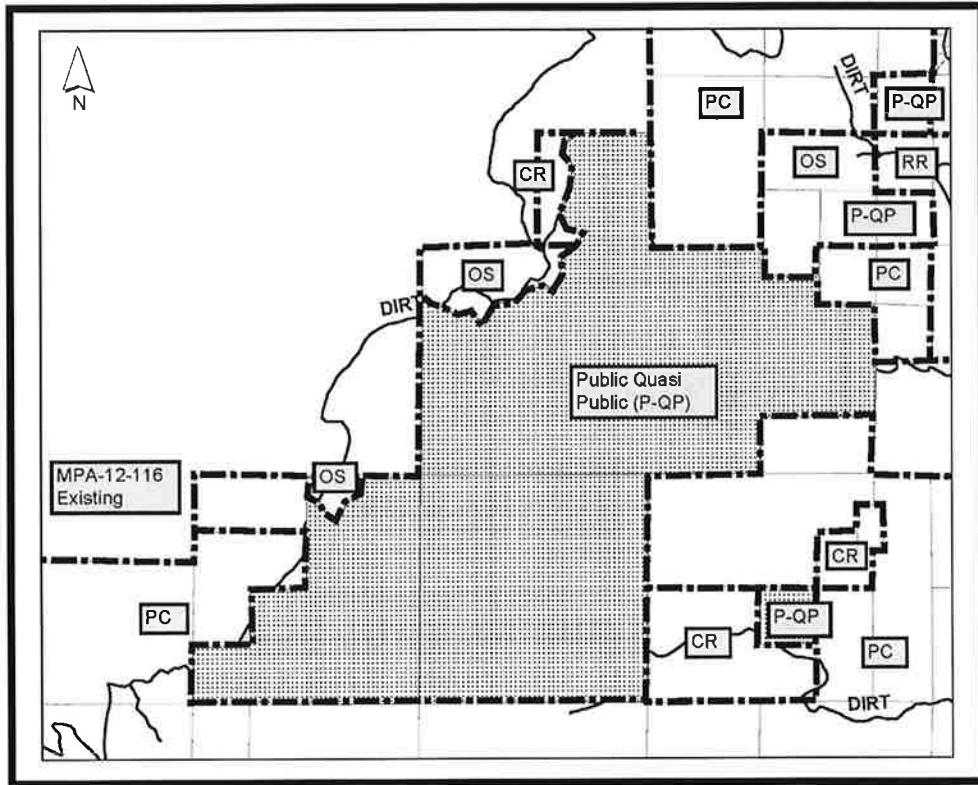
**OWNER:** Carson City

**LOCATION:** In the rural Ash Canyon vicinity. (see map below)

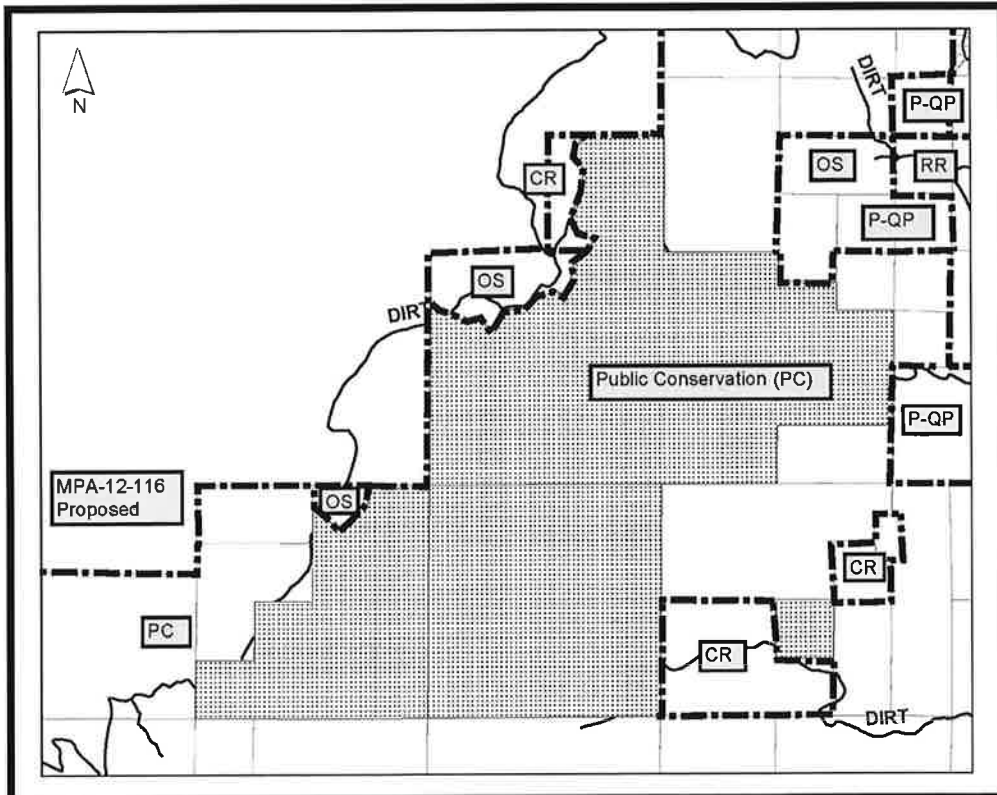
**RECOMMENDED MOTION:** “I move to adopt Resolution 2012-PC-6 recommending to the Board of Supervisors approval of MPA-12-116, a Master Plan Amendment to change the Land Use designation of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APN’s 007-031-06, -15, 007-061-03, and 007-601-03, from Public/Quasi-Public (P/QP) to Public Conservation (PC), based on the findings contained in the staff report.”



### EXISTING MASTER PLAN



### PROPOSED MASTER PLAN



**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.070 (Master Plan).

**DISCUSSION:**

The subject parcels are located in the rural Ash Canyon vicinity. The parcels range in size from 40 acres to 1160 acres.

The properties are currently designated "Public-Quasi Public" on the Master Plan Land Use Map and are proposed to be designated Public Conservation for consistency purposes.

These applications are a result of the transfer of lands from Carson City to the U.S. Forest Service completed on September 30, 2011, and will result in Master Plan land use designations and zoning that is consistent with the actual public ownership.

In 2008, Senators Harry Reid and John Ensign introduced legislation providing for the transfer and sale of more than 6,700 acres of federal property in and around Carson City. This Federal Lands Bill is also called the "Carson City Vital Community Act of 2008," and is the result of years of local, federal, and public collaboration. The bill called for Carson City to assume ownership and management of approximately 6,200 acres of U.S. Forest Service (USFS) and Bureau of Land Management (BLM) lands for permanent open space, parks, and other public uses. Approximately 1,000 acres came from the USFS.

The Carson City Master Plan states that the primary purpose of the Public Conservation designation is Publicly-owned and accessible lands preserved for conservation, resource protection, or recreational use by the Bureau of Land Management (BLM), United States Forest Service (USFS), or State of Nevada Forest Service (SNFS).

The Planning Division is proposing to concurrently rezone the subject parcels from Public Community to Conservation Reserve. Further detailed discussion regarding the rezoning is included in the staff report for ZMA-12-117.

**PUBLIC COMMENTS:** Public notices were mailed to 33 adjacent property owners within 3500 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

Engineering Division: No concerns with the request.

Building Division: No comments.

Fire Department: No comments.

**FINDINGS:** Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan.

**1. The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.**

Rationale: *The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:*

*Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.*

*Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.*

*Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.*

*Goal 4.3 –Expand the City's Open Space Network.*

*Policy 4.3a – Open Space Master Plan- Continue to review future development proposals for consistency with the City's Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.*

*Policy 4.3b– Open Space Network- 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.*

Rationale: *These lands were acquired by the U.S. Forest Service from Carson City as a result of the Federal Lands Bill is also called the "Carson City Vital Community Act of 2008," and is the result of years of local, federal, and public collaboration.*

**2. 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.**

Rationale: *Public Conservation designation is Publicly-owned and accessible lands preserved for conservation, resource protection, or recreational use by the Bureau of Land Management (BLM), United States Forest Service (USFS), or State of Nevada Forest Service (SNFS). The Land Use designation will be consistent with the other lands currently owned by the USFS.*

3. ***The proposed amendment is in response to changed conditions that have occurred since the plan was adopted and the requested amendment represents a more desirable use of land.***

Rationale: *The subject properties have been acquired by USFS in 2011. The purpose of this application is to amend the Master Plan to properly reflect these publicly owned parcels. The conditions that have changed is the fact that Carson City does not own the parcels, which is a change that has occurred since the Land Use map was adopted as a result of the Carson City Vital Community Act of 2008.*

4. ***The requested amendment will promote the desired pattern of orderly physical growth and guides development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.***

Rationale: *The proposed amendment provides areas associated with publically owned lands to be properly designated and to promote the desired pattern of orderly physical growth in other areas identified in Carson City.*

Respectfully submitted,  
PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments

Planning Commission Resolution 2012-PC-6 with Maps

## RESOLUTION 2012-PC-6

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-12-116, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 2,265 ACRES OF PROPERTY LOCATED IN THE RURAL ASH CANYON VICINITY, APNS 007-031-06, -15, 007-061-03, AND 007-601-03, FROM PUBLIC/QUASI-PUBLIC (P/QP) TO PUBLIC CONSERVATION (PC).

WHEREAS, NRS 278.210 requires that any adoption of a master plan amendment shall be by resolution of the Planning Commission; and

WHEREAS, the Planning Commission has given proper notice of the proposed amendment in accordance with the provisions of NRS and CCMC 18.02.070, and is in conformance with City and State legal requirements; and

WHEREAS, on November 28, 2012, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-12-116 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, Carson City has acquired these properties as a result of the Carson City Vital Community Act of 2008. The lands were transferred from Carson City to the U.S. Forest Service in 2011.

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use designation of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from Public/Quasi-Public (P/QP) to Public Conservation (PC), as illustrated in the attached Exhibit A and Exhibit B.

ADOPTED this 28th day of November, 2012

VOTE:      AYES:      \_\_\_\_\_  
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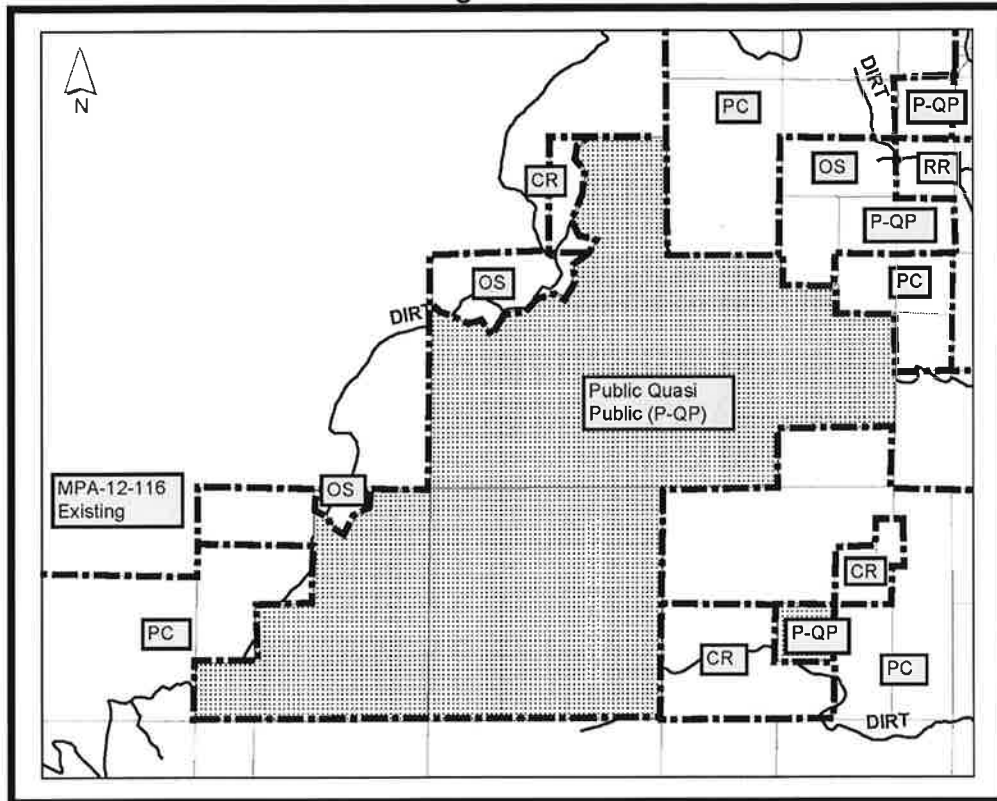
NAYS:      \_\_\_\_\_  
\_\_\_\_\_

ABSENT:      \_\_\_\_\_  
\_\_\_\_\_

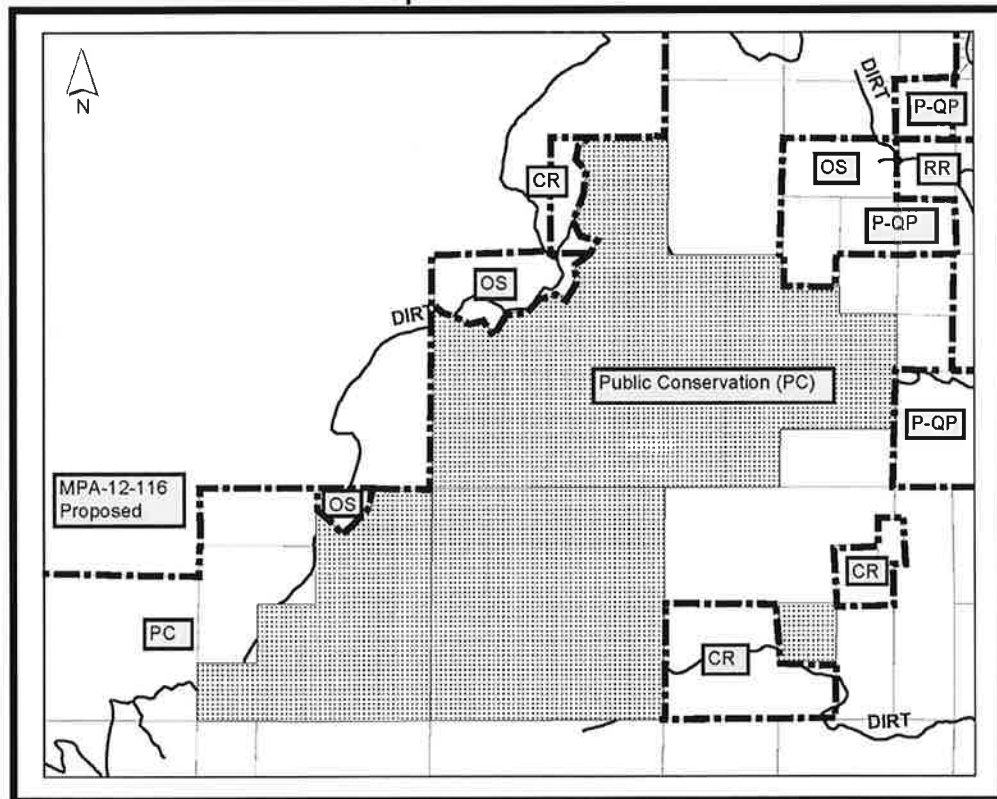
\_\_\_\_\_  
Mark Kimbrough, Chairman

ATTEST:

\_\_\_\_\_  
LEE PLEMEL, AICP  
Planning Director



Proposed Master Plan





**STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012**

**FILE: ZMA-12-117**

**AGENDA ITEM: G-7(B)**

**STAFF AUTHOR:** Jennifer Pruitt, Principal Planner

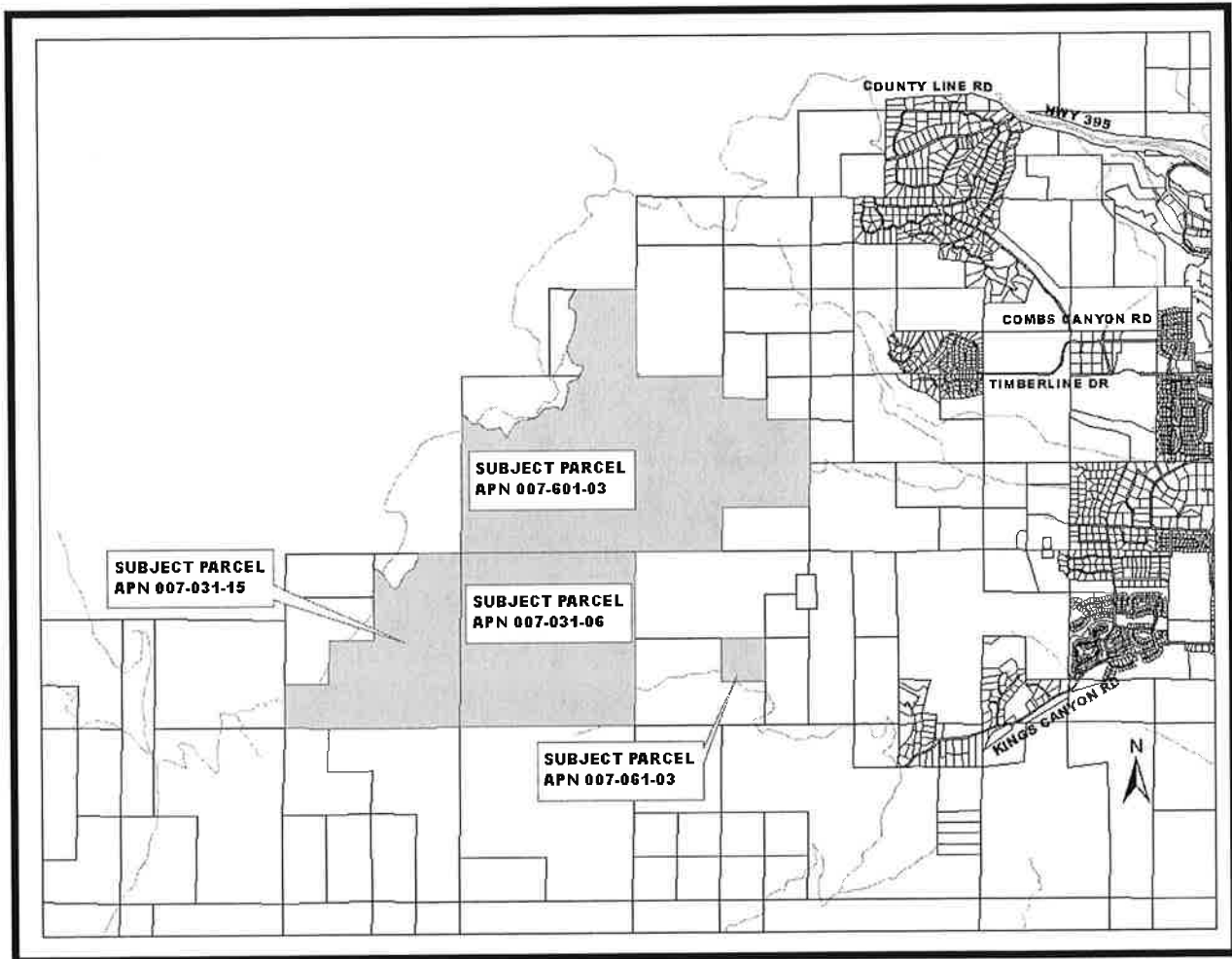
**REQUEST:** A Zoning Map Amendment from Carson City (property owner: United States Forest Service) to change the zoning of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from Public Community (PC) to Conservation Reserve (CR).

**APPLICANT:** Carson City Planning Division

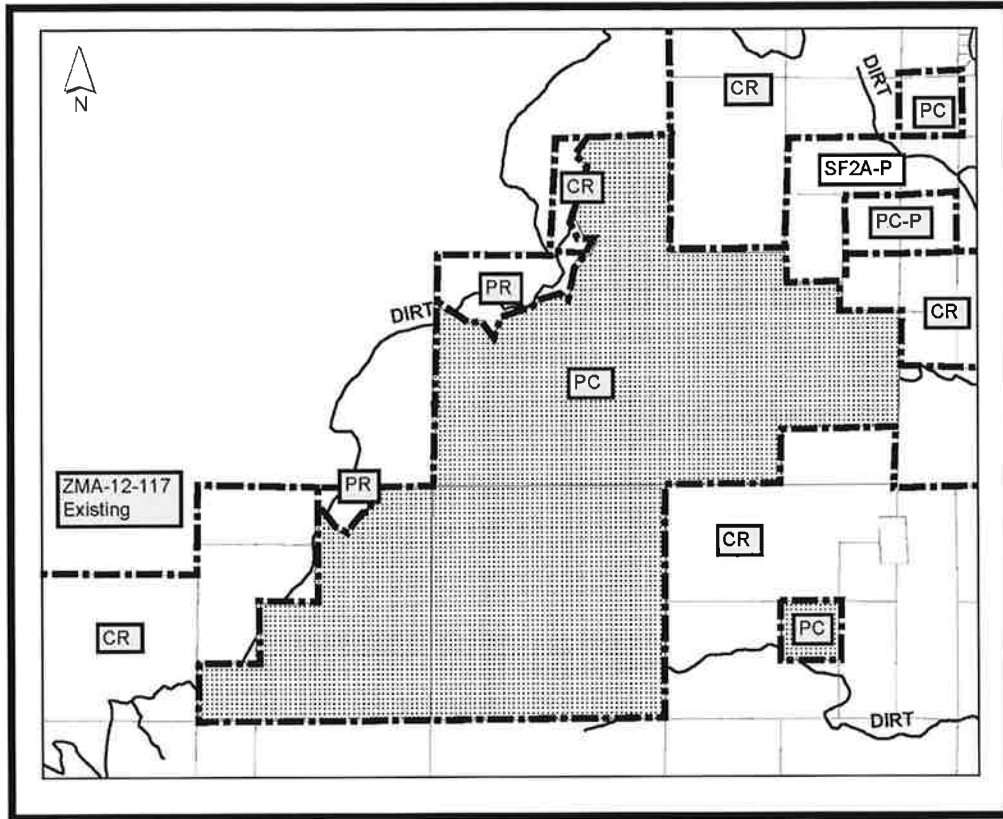
**OWNER:** Carson City

**LOCATION:** In the rural Ash Canyon vicinity. (see map below)

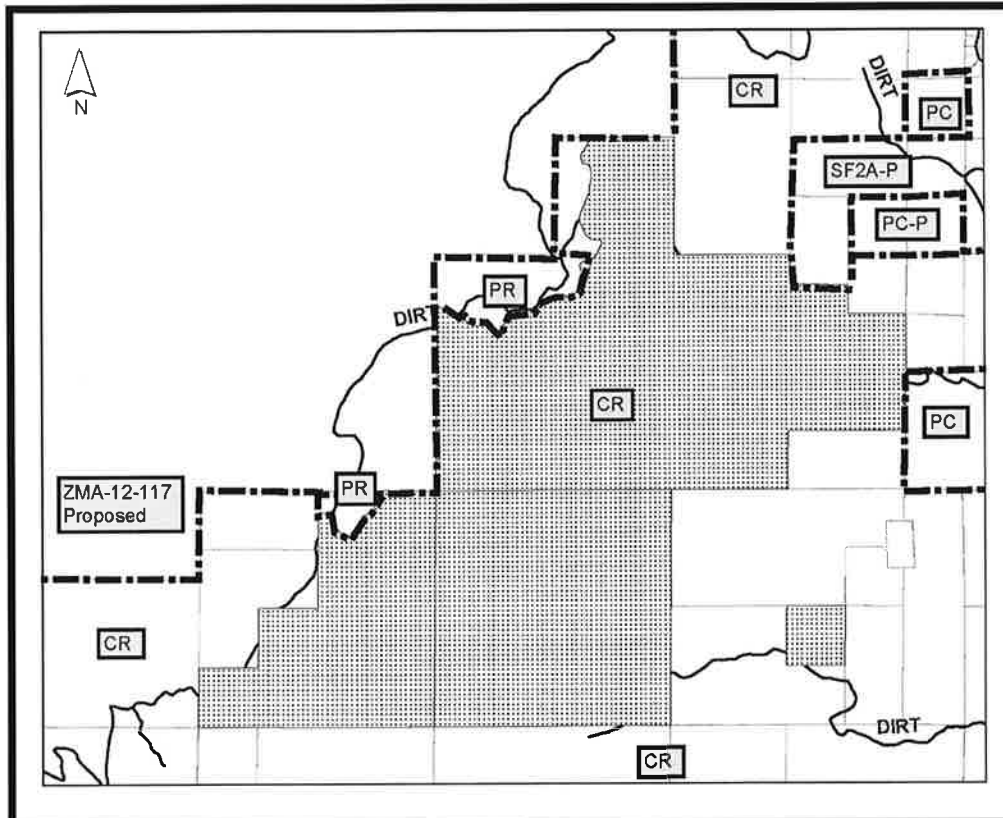
**RECOMMENDED MOTION:** “I move to recommend to the Board of Supervisors approval of ZMA-12-117, a Zoning Map Amendment to change the zoning of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from Public Community (PC) to Conservation Reserve (CR), based on the findings contained in the staff report.”



### EXISTING ZONING



### PROPOSED ZONING



**LEGAL REQUIREMENTS:** CCMC 18.02.050 (Review); 18.02.075 (Zoning Map Amendments and Zoning Code Amendments).

**DISCUSSION:**

The purpose of this application and the additional Master Plan applications and Zoning Map applications is to amend the zoning and master plan of several parcels of land owned by the U.S. Forest Service acquired from Carson City to be properly reflected as such on the Land Use map and the Zoning Map of Carson City.

The subject properties are currently owned by U. S. Forest Service. The current and proposed Zoning Maps are also attached to this staff report with the draft ordinance.

These applications are a result of the transfer of lands from Carson City to the U. S. Forest Service completed on September 30, 2011, and will result in Master Plan land use designations and zoning that is consistent with the actual ownership and intended long-term use of the subject properties for open space.

In 2008, Senators Harry Reid and John Ensign introduced legislation providing for the transfer and sale of more than 6,700 acres of federal property in and around Carson City. This Federal Lands Bill is also called the "Carson City Vital Community Act of 2008," and is the result of years of local, federal, and public collaboration. The bill called for Carson City to assume ownership and management of approximately 6,200 acres of U.S. Forest Service (USFS) and Bureau of Land Management (BLM) lands for permanent open space, parks, and other public uses. Approximately 1,000 acres came from the USFS.

The purpose of Conservation Reserve zoning district is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints. The proposed zoning is consistent with the 10,000+ acres of U. S. Forest Service property in Carson City.

This Zoning Map Amendment is being processed concurrently with a proposed Master Plan Amendment. Further detailed discussion regarding the Master Plan Amendment is included in the staff report for MPA-12-116.

**PUBLIC COMMENTS:** Public notices were mailed to 33 adjacent property owners within 3,500 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

**OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:**

Engineering Division: No concerns with the request.

Building Division: No comments.

Fire Department: No comments.

**FINDINGS:** Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to the Carson City Municipal Code Section 18.02.075, Zoning Map Amendments.

**1. *The proposed amendment is in substantial compliance with the goals, policies and action programs of the Master Plan.***

Rationale: *The proposed amendment will be in substantial compliance with the following goals and policies of the Master Plan:*

*Goal 1.3 – Promote the preservation of State and Federal lands as a community amenity.*

*Policy 1.3a – State and Federal Land Disposal – Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Plan.*

*Policy 1.3b – State and Federal Land Transfers – Monitor lands slated for potential disposal and identify opportunities for the transfer of such lands to City ownership, where lands are needed for public facilities, parks, trail access or similar functions, through the Federal Lands Bill and other programs, particularly within the urbanized area of the City.*

*Goal 4.3 – Expand the City’s Open Space Network.*

*Policy 4.3a – Open Space Master Plan- Continue to review future development proposals for consistency with the City’s Open Space Master Plan and continue to coordinate with the Open Space Advisory Committee and the Carson River Advisory Committee on Master Plan issues.*

*Policy 4.3b– Open Space Network- 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.*

Rationale: *The proposed amendment will provide for consistency of the lands owned by the U. S. Forest Service. Consistently in Carson City parcels owned by U. S. Forest Service are zoned Conservation Reserve.*

**2. *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.***

Rationale: *The proposed Conservation Reserve zoning designation is consistent with the existing uses that serve primarily all portions of Carson City. It is anticipated that the proposed zoning will not have a detrimental impact on the properties in the vicinity. As noted previously, this is a result of the Carson City Vital Community Act of 2008.*

3. ***The proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.***

Rationale: *The proposed amendment provides consistency purposes with the Carson City Land Use Map. The proposed amendment will not adversely impact the public health, safety and welfare.*

4. ***That sufficient consideration has been exercised by the applicant in adapting the project to existing improvements in the area.***

Rationale: *The proposed amendment is not associated with a specific project. The subject properties were acquired by USFS as a result of the Carson City Vital Community Act of 2008. The lands were transferred from Carson City to the U.S. Forest Service in 2011.*

Respectfully submitted,  
PUBLIC WORKS, PLANNING DIVISION

*Jennifer Pruitt*

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Jennifer Pruitt, AICP, LEED AP  
Principal Planner

Attachments

- 1) Draft ZMA Ordinance with Maps
- 2) Code Section 18.04.165 (CR)

BILL NO. \_\_\_\_\_

ORDINANCE NO. 2013- \_\_\_\_\_

AN ORDINANCE TO CHANGE THE ZONING OF APPROXIMATELY 2,265 ACRES OF PROPERTY LOCATED IN THE RURAL ASH CANYON VICINITY, APNS 007-031-06, -15, 007-061-03, AND 007-601-03, FROM PUBLIC COMMUNITY (PC) TO CONSERVATION RESERVE (CR).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 007-031-06, -15, 007-061-03, AND 007-601-03, properties owned by Carson City located in the Ash Canyon vicinity, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation to change the zoning of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from Public Community (PC) to Conservation Reserve (CR). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 28, 2012, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted \_\_\_\_\_ ayes, \_\_\_\_\_ nays to recommend to the Board of Supervisors \_\_\_\_\_ of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the

amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended, changing the zoning designation to change the zoning of approximately 2,265 acres of property located in the rural Ash Canyon vicinity, APNs 007-031-06, -15, 007-061-03, and 007-601-03, from Public Community (PC) to Conservation Reserve (CR) as shown on "Exhibit A" attached.

PROPOSED this 17th day of January, 2013.

PROPOSED BY Supervisor \_\_\_\_\_

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2013.

VOTE: AYES: \_\_\_\_\_

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NAYS: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
ROBERT L. CROWELL, Mayor

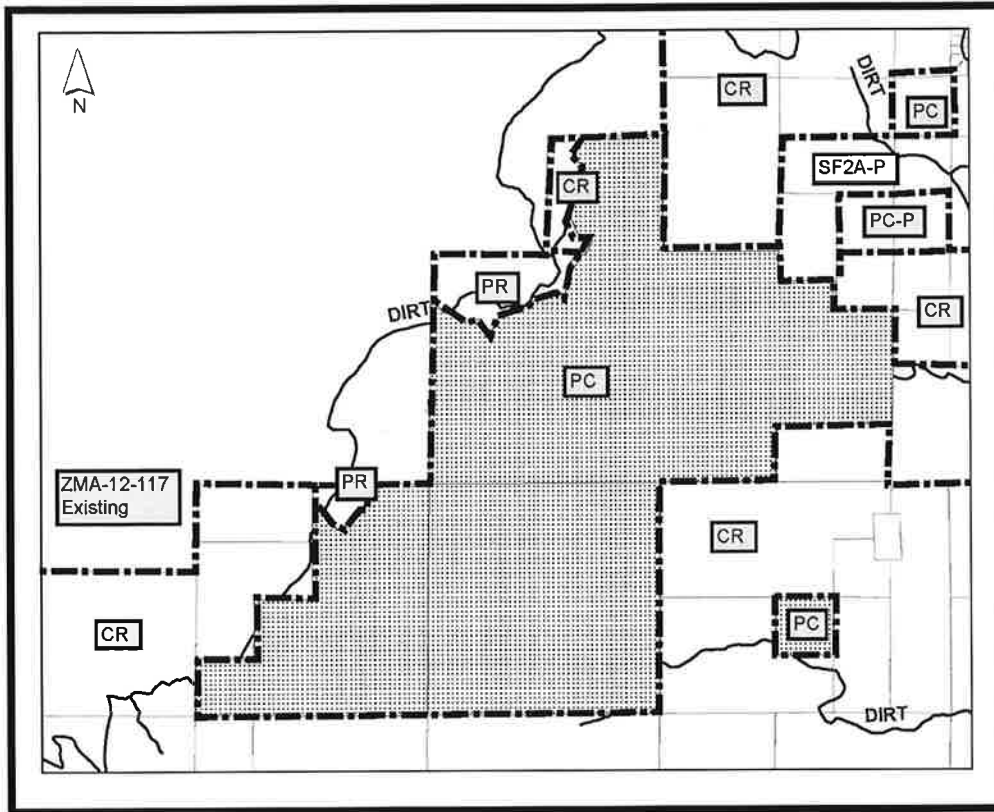
ATTEST:  
\_\_\_\_\_

ALAN GLOVER, Clerk-Recorder

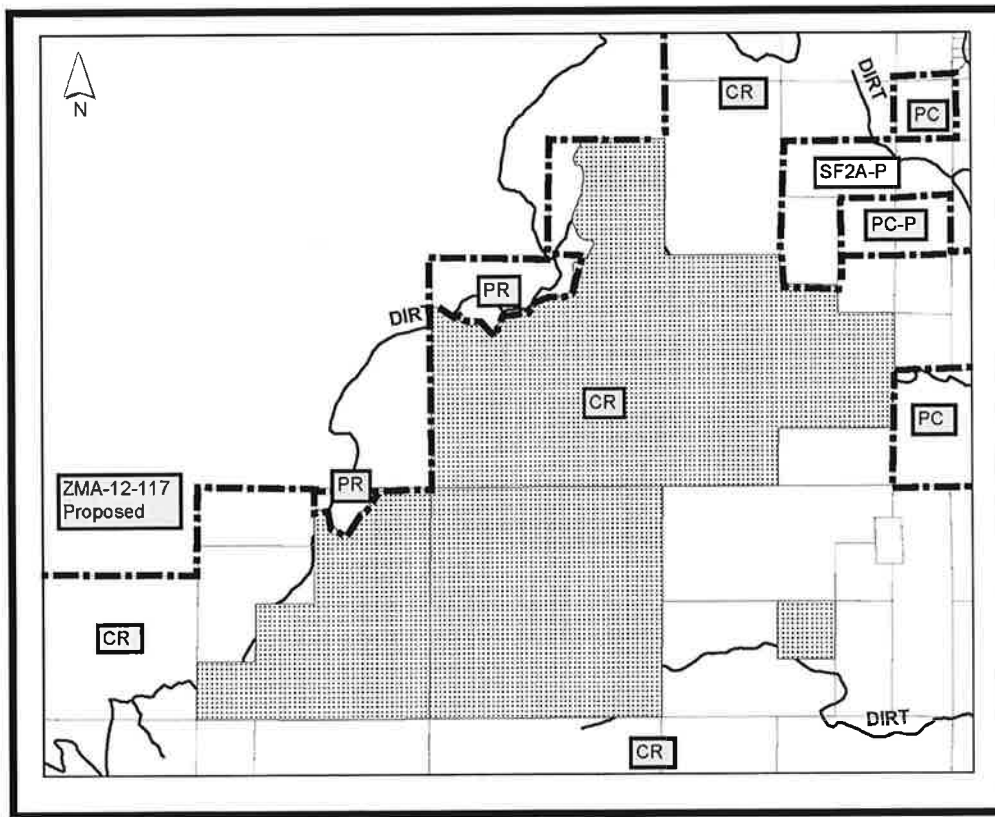
This ordinance shall be in force and effect from and after the \_\_\_\_\_ of \_\_\_\_\_, 2013.

**Exhibit "A"**

**EXISTING ZONING MAP**



**PROPOSED ZONING MAP**





**Chapter 18.04 Use Districts**

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Ranch and Farm Hand Living Quarters/Bunkhouses including Seasonal Housing.  
Recreational Vehicle Park  
Utility Substation

**18.04.165 Conservation Reserve (CR).** The purpose of the CR District is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints.

1. The Primary Permitted Uses in the CR District are:

Accessory Farm Structure  
Agricultural Use  
Animals and Fowl  
Fire Protection Facility  
Flood Control Facility  
Park  
Residential (limited to one dwelling per 20 acres or larger)  
Water Storage Facility

2. The Accessory Permitted Uses incidental to Primary Permitted and Conditional Uses in the CR District are:

Accessory Structure  
Domestic and Agricultural Well  
Guest Building  
Watchman's Quarters

3. The Conditional Uses in the CR District which require approval of a Special Use Permit are:

Agricultural Services  
Animal Boarding Facility  
Cemetery  
Child Care Facility  
Church  
Extraction Operation  
Fraternal Association  
Municipal Well Facility  
Oil, Gas or Geothermal Drilling Operation  
Outdoor Recreational Facility (public or private)  
Recreational Vehicle Park  
Utility Substation

**18.04.170 Public (P).** The purposes of the P District is to achieve the following:

1. To accommodate the wide range of public institutional and auxiliary uses which are established in response to the health, safety, cultural and welfare needs of the citizens of the City.

**RECEIVED**

OCT 19 2012

CARSON CITY  
PLANNING DIVISION

Planning Commission 11-28-12

The Fire Department has no comments or concerns on the following Planning Commission Applications:

SUP-12-102  
ZMA-12-109  
MPA-12-108  
ZMA-12-111  
MPA-12-110  
ZMA-12-113  
MPA-12-112  
ZMA-12-115  
MPA-12-114  
ZMA-12-117  
MPA-12-116  
ZMA-12-119  
MPA-12-118

Stacey Giomi  
Fire Chief/Emergency Management Director  
Carson City Fire Department  
777 S. Stewart St.  
Carson City, NV 89701

PHONE: (775) 283-7150  
FAX: (775) 887-2209  
E-MAIL: [sgiomi@carson.org](mailto:sgiomi@carson.org)

<b>File # (Ex: MPR #07-111)</b>	<i>SUP -12-102 AND ALL THE REST</i>
<b>Brief Description</b>	
<b>Project Address or APN</b>	
<b>Bldg Div Plans Examiner</b>	<i>Kevin Gattis</i>
<b>Review Date</b>	<i>November 28, 2012</i>
<b>Total Spent on Review</b>	

**BUILDING DIVISION COMMENTS:**

- 1. No comments**