

**City of Carson City
Agenda Report**

Date Submitted: February 8, 2013

Agenda Date Requested: February 21, 2013

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Public Works - Planning Division

Subject Title: For Possible Action: To accept the Carson City Master Plan Annual Report, including recommended actions for the implementation of the goals and policies of the Master Plan. (MPA-12-135) (Lee Plemel)

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 report includes information regarding past, current and future Master Plan implementation actions for the Board's 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: Reviewed and commented on the annual report on November 28, 2012; recommended approval on December 19, 2012, by a vote of 4 ayes, 0 nays, and 3 absent.

Recommended Board Action: I move to accept the Carson City Master Plan Annual Report.

Explanation for Recommended Board Action: Recommendations for prioritization of the Master Plan implementation strategies are forwarded at this time in order for the recommendations to be considered by the Board of Supervisors when City goals and priorities are set for 2013. 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), NRS 278.190.

Fiscal Impact: N/A

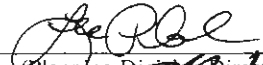
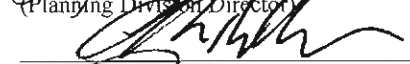
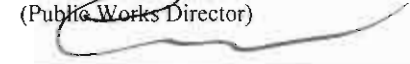
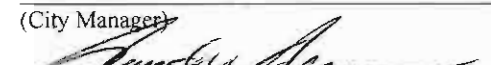
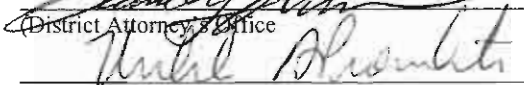
Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Refer the matter back to staff and/or the Planning Commission for further consideration.

Supporting Material: 1) Staff memo
2) Planning Commission Case Records
3) December 19, 2012, Planning Commission staff report
4) November 28, 2012, Planning Commission staff report

Prepared By: Janice Brod, Grants Program Coordinator

Reviewed By:	 _____ (Planning Division Director)	Date: <u>2-12-13</u>
	 _____ (Public Works Director)	Date: <u>12-12-13</u>
	 _____ (City Manager)	Date: <u>2/12/13</u>
	 _____ (District Attorney's Office)	Date: <u>2/12/13</u>
	 _____ (Finance Director)	Date: <u>2/12/13</u>

Board Action Taken:

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

(Vote Recorded By)



Carson City Planning Division

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MEMORANDUM

Board of Supervisors meeting of February 21, 2013

TO: Board of Supervisors
FROM: Lee Plemel, AICP, Planning Director
DATE: February 15, 2013
SUBJECT: MPA-12-135 Master Plan Annual Report

The Master Plan annual report from the Planning Commission is provided each year to the Board of Supervisors pursuant to the provisions of NRS 278.190(1), which 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].

The Planning Commission reviewed the Master Plan annual report on November 28, 2012, and continued the discussion to the December 19 meeting to give staff time to further evaluate current Master Plan goals and policies with other City management staff. Generally, the Planning Commission did not believe that a significant review of the current Master Plan was necessary. Planning staff discussed the potential need for a comprehensive review of the Master Plan with City management staff, including the City Manager. No specific issues or policies were identified as needing to be amended or reviewed.

The Planning Commission believes that the slower pace of development that has occurred since the adoption of the Master Plan will prolong the Plan, and that the Master Plan future vision, goals, and policies remain valid. Following is a summary of the points made by the Planning Commission and staff in support of not opening a comprehensive review of the Master Plan in its entirety:

- The Planning Commission and staff believe the goals and policies of the Master Plan remain valid to provide for the desired future development patterns in Carson City.
- The Master Plan was adopted in 2006 after nearly two years of public input. A comprehensive review and update of the Master Plan would require dedication of significant City resources, which could be directed towards other implementation projects.
- The slow growth that has occurred since the adoption of the Master Plan extends the life of the Plan; i.e. the time in which “buildout” of the plan will be reached.

- Major reviews and updates of Master Plans generally occur every 10-15 years, when new growth patterns and trends make an existing plan outdated. The current Master Plan was adopted less than seven years ago.
- There has been no pressure from property owners or others to change the Master Plan Land Use Map or to change other policies in the Master Plan, nor have specific conflicts with existing policies and desired policy direction been identified.

The Planning Commission also identified the need to continue to pursue rezoning of property in the vicinity of the V&T Railroad on Highway 50 East. This would first involve evaluating current land uses in the vicinity and bringing a report back to the Planning Commission for recommendations to the Board of Supervisors.

Another issue that has been raised by Supervisors over the last year is the continued extension of subdivision approvals. There are currently six active residential Tentative Subdivision Map approvals, meaning six subdivisions where there are approved residential lots that have not been recorded, yet. These six subdivisions would account for 1,132 future single-family residential lots when created. Five of the subdivisions—excluding Silver Oak—have recorded no residential lots to date and would account for 643 units, with Schulz Ranch accounting for the most future lots with 521. By comparison, approximately 8,000 additional residential units would need to be constructed to reach a “buildout” population of 75,000-80,000. Three subdivisions—Silver Oak, Schulz Ranch, and Clearview Ridge—are under development agreements with the City that allow the Board of Supervisors to approve future extensions of time. Six subdivisions approved since 2005 have expired and are no longer valid as a result of inaction. Refer to the attached Tentative Subdivision Map table for the status of all subdivisions that were active since 2005.

The question with continued extensions of subdivision approvals is whether or not the proposed developments would still be appropriate under today’s or future conditions, whether that be economic conditions or land use conditions. With regard to current and future land use conditions, the Planning Commission believes the desired future growth pattern remains valid, and no major land use changes have occurred or been sought by property owners to change that.

With regard to economic conditions, there is certainly a relative large inventory of approved future lots that will take years to build out. The small-lot, medium-density residential subdivisions that have valid approvals are likely to remain a product that is desired by home buyers as the country’s aging population retires. However, it is quite possible that different residential products than were originally approved will be requested in the future for these same properties, especially as the properties are sold to new owners and developers. In that case, if the new product does not meet the requirements of the original approval, a new review of the subdivision would be required as if it were a new subdivision. It should also be noted that staff continues to receive calls regarding the properties that have valid subdivision approvals, showing the value that the approval has to the property.

The Planning Commission also questioned the priorities listed in the Action Plan, which is attached to the report. The Board of Supervisors has asked about this in the past, as well, asking if the priorities should be updated. Upon adoption of the Master Plan in 2006, the implementation strategies in the Action Plan were given a priority of 1, Immediate Priority; 2, High Priority; or “O” for Ongoing actions that occur continually. These represent a snapshot in time at the adoption of the Master Plan as to what strategies the City thought were important at

the time. As required by the annual review, the Board of Supervisors may take this advice on priorities but does not have to use these priorities in developing its own short-term implementation plan. Amending the priorities involves formally amending the text of the Master Plan, which required a specific process identified in NRS. Staff does not believe that a formal amendment is necessary. The Board of Supervisors may consider the information provided in the report and, in fact, strategies that were not originally ranked higher in importance have routinely been recommended by the Planning Commission and identified as implementations measures to pursue by the Board of Supervisors over the last few years.

The complete report and supporting materials reviewed and approved by the Planning commission are attached. Contact Lee Plemel in the Planning Division at 283-7075 or lplemel@carson.org if you have any questions regarding the Master Plan annual report.

Attachments:

- 1) Active Tentative Subdivision Map approvals table
- 2) December 19, 2012, Planning Commission staff memo and support documents
- 3) November 28, 2012, Planning Commission staff report & Action Plan

Approved Tentative Subdivision/PUD Maps with Lots Pending to Record

Development Name	Approval Date	Expiration Date	Extension Available to:	File No.	Remaining Lots	Notes
Silver Oak PUD	Oct-93	7/27/2013	Yes*	P-93/94-1	489	* Extensions may be granted per development agreement; last map recorded 7/27/07, parcel map for portion of Phase 17
Schulz Ranch	Oct-05	8/21/2014	Yes*	TSM-05-144	521	* Extensions may be granted per development agreement.
Clearview Ridge	Sep-06	9/6/2014	Yes*	TPUD-06-146	73	* Extensions may be granted per development agreement.
Ross Park PUD	Mar-07	3/15/2013	None*	TPUD-07-010	23	* Development agreement scheduled for 2/21/13 BOS meeting.
Combs Canyon II	May-07	5/17/2013	None	TSM-07-027	19	
City View Green Homes	Apr-09	4/2/2013	4/2/2015	TSM-09-003	7	
Combs Canyon I	Oct-06	10/19/2012	EXPIRED	TSM-06-168	0	EXPIRED; No extension granted before deadline.
Mills Landing	Dec-06	12/18/2012	EXPIRED	TPUD-07-202	0	EXPIRED; No extension requested.
Nye Circle PUD	Oct-07	10/18/2011	EXPIRED	TPUD-07-107	0	EXPIRED; No extension requested.
Summerhawk	Apr-07	4/19/2011	EXPIRED	TSM-06-203	0	EXPIRED; No extension requested.
Corte Reale	Feb-06	2/16/2012	EXPIRED	TPUD-05-229	0	EXPIRED; No extension requested.
East Ridge Village	Jun-08	6/19/2012	EXPIRED	TSM-08-043	0	EXPIRED; No extension requested.

Total: 1,132

Updated: February 2013

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: December 19, 2012

AGENDA ITEM NO.: G-3

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

FILE NO. MPA-12-135

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

APPLICANT'S REQUEST: For Possible 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.

COMMISSIONERS PRESENT: KIMBROUGH ESSWEIN SATTLER
 DHAMI SHIRK VANCE WENDELL

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

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

No persons spoke in favor or in opposition of the proposal

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

N/A

MOTION WAS MADE TO RECOMMEND to the Board of Supervisors approval of the Master Plan Action Plan priorities identified in the 2013 Action Plan as provided by staff for consideration in establishing City and staff goals for 2013, with no recommended changes to goals and policies of the Master Plan."

MOVED: Esswein **SECOND:** Wendell **PASSED:** 4/AYE 0/NO /ABSTAIN 3/ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: January 17, 2013

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: November 28, 2012

AGENDA ITEM NO.: G-9

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

FILE NO. MPA-12-135

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

APPLICANT'S REQUEST: For Possible 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.

COMMISSIONERS PRESENT: [X] KIMBROUGH [X] ESSWEIN [X] SATTLER
[X] DHAMI [X] SHIRK [X] VANCE [X] WENDELL

STAFF REPORT PRESENTED BY: [] REPORT ATTACHED
STAFF RECOMMENDATION: [] CONDITIONAL APPROVAL [] DENIAL
APPLICANT REPRESENTED BY:

___APPLICANT/AGENT PRESENT ___APPLICANT/AGENT SPOKE ___APPLICANT/AGENT NOT PRESENT ___APPLICANT/AGENT DID NOT SPEAK

APPLICANT/AGENT INDICATED THAT HE/SHE HAS READ THE STAFF REPORT, AGREES AND UNDERSTANDS THE FINDINGS, RECOMMENDATIONS, AND CONDITIONS, AND AGREES TO CONFORM TO THE REQUIREMENTS THEREOF.

___ PERSONS SPOKE IN FAVOR OF THE PROPOSAL ___ PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

MOTION WAS MADE TO CONTINUE TO: December 19, 2012

Identify with City staff any issues for Master Plan

MOVED: Wendell SECOND: Esswein PASSED: 7/AYE 0/NO /ABSTAIN /ABSENT

SCHEDULED FOR THE BOARD OF SUPERVISORS DATE: _____

CARSON CITY PLANNING COMMISSION

Minutes of the November 28, 2012 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Planning Commission was scheduled for 5:00 p.m. on Wednesday, November 28, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson Mark Kimbrough
Vice Chairperson George Wendell
Commissioner Malkiat Dhami
Commissioner Paul Esswein
Commissioner Mark Sattler
Commissioner James Shirk
Commissioner William Vance

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Joe Ward, Senior Deputy District Attorney
Tamar Warren, Deputy Clerk / Recording Secretary

NOTE: This excerpt is provided at the request of Planning Division staff. A recording of the entire proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting, are part of the public record. These materials are available for review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (5:01:03) - Chairperson Kimbrough called the meeting to order at 5:01 p.m. Roll was called; a quorum was present. Chairperson Kimbrough led the pledge of allegiance.

G-9. MPA-12-135 POSSIBLE ACTION TO MAKE A RECOMMENDATION 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 (7:18:34) - Chairperson Kimbrough introduced this item, and Mr. Plemel provided an overview of the agenda materials. He noted the possible action of the commission to provide additional direction as to more detailed discussion to be agendized for the December commission meeting. He reviewed the agenda materials in conjunction with displayed slides.

In reference to page 10 of the staff report and in consideration of slow economic growth, Vice Chairperson Wendell inquired as to the reason for considering any significant change to the master plan. He suggested that the City's focus on economic development "has the potential to tremendously affect the vacancies in commercial structures within the community." He noted the significant portion of the master plan that has yet to be implemented and inquired again as to the reason for considering any significant change to the master plan. Mr. Plemel acknowledged the decision relative "to spend[ing] resources on updating policies ... or spending resources on implementation strategies." Vice Chairperson Wendell expressed satisfaction with the Board of Supervisors and the City staff, the Planning Division in particular. In reference to the staff report, he acknowledged the limited staff and financial resources. Commissioner Sattler suggested "maybe the time to address this would be if things started to pick up and we were getting busy again. Then you would probably have more staff ..." Mr. Plemel responded to questions of clarification relative to zoning. Vice Chairperson Wendell suggested considering the significance of the existing comprehensive master plan "based on the quality of life."

CARSON CITY PLANNING COMMISSION

Minutes of the November 28, 2012 Meeting

Page 2

DRAFT

Commissioner Vance commended the comprehensive master plan and suggested “it’s going to last a whole bunch longer than we ever thought it was going to. Much of it may have ended up being ... ten, twelve years ahead of its time ...” Commissioner Vance expressed the opinion the current points of the master plan are “fine.” He agreed with Vice Chairperson Wendell and didn’t “see a lot of reason to fix something that’s not broken.” Commissioner Vance emphasized the comprehensive nature of the master plan in consideration of the community participation. He commended the concept of downtown mixed use, and expressed no interest in changing the master plan. Mr. Plemel reminded the commission that mixed-use standards have been adopted for the downtown area.

Commissioner Shirk agreed with previous comments in consideration of the existing master plan, but recommended the possibility of considering the master plan priorities. Mr. Plemel responded to questions of clarification regarding downtown mixed-use. Commissioner Esswein suggested considering the master plan as “a long-term road map to how a community is going to get to a place.” He expressed the opinion that the vision statement and the broad goals “are sort of timeless and, until we find that any one of those is blocking development or improvement of the City, ... it’s probably wise to just leave it alone.”

Chairperson Kimbrough expressed agreement with the previous comments, and suggested considering the possibility of agendaizing a more thorough review of the master plan at a future meeting. Discussion followed, and Chairperson Kimbrough expressed the opinion that any future revision to the master plan should be made only as part of a public process. Mr. Plemel suggested the possibility that the Board of Supervisors may identify an aspect of the master plan which could be referred back to the commission for more detailed discussion. Vice Chairperson Wendell expressed a preference for this approach.

Chairperson Kimbrough entertained a motion. Commissioner Esswein suggested that Planning Division staff return to the commission in December after having identified any issues. Mr. Plemel offered to review the master plan in more detail, and requested the commissioners to do the same. Chairperson Kimbrough entertained a motion. Vice Chairperson Wendell moved to defer action in consideration of providing Mr. Plemel the opportunity to discuss the master plan with the Board of Supervisors and City department heads to possibly identify any problems, needs, or issues to be addressed by the commission. Following a brief discussion, Vice Chairperson Wendell withdrew his motion. Discussion took place to clarify the commission’s direction. Chairperson Kimbrough entertained a motion. **Vice Chairperson Wendell moved to request Mr. Plemel to meet with other City department heads to identify any possible issues, problems, or needs regarding the master plan and report back to the commission at the December meeting. Commissioner Esswein seconded the motion.** Mr. Plemel acknowledged understanding of the commission’s direction. **Motion carried 7-0.**

CARSON CITY PLANNING COMMISSION

Minutes of the December 19, 2012 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Planning Commission was scheduled for 1:00 p.m. on Wednesday, December 19, 2012 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Chairperson William Vance
Vice Chairperson George Wendell
Commissioner Paul Esswein
Commissioner Mark Sattler

STAFF: Lee Plemel, Planning Division Director
Jennifer Pruitt, Principal Planner
Joe Ward, Senior Deputy District Attorney
Kathleen King, Deputy Clerk / Recording Secretary

NOTE: This excerpt is provided at the request of Planning Division staff. A recording of the entire proceedings, the commission's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are part of the public record. These materials are available review, in the Clerk's Office, during regular business hours.

A. CALL TO ORDER, DETERMINATION OF A QUORUM, AND PLEDGE OF ALLEGIANCE (1:00:45) - Chairperson Vance called the meeting to order at 1:00 p.m. Roll was called; a quorum was present. Commissioners Dhami, Kimbrough, and Shirk were absent. At Chairperson Vance's request, Commissioner Esswein led the pledge of allegiance.

G-3. MPA-12-135 - POSSIBLE 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 (1:30:36) - Chairperson Vance introduced this item. Mr. Plemel provided background information and reviewed the agenda materials in conjunction with displayed slides. He responded to questions of clarification regarding uses allowed in the general commercial zoning district, and discussion followed.

Chairperson Vance noted there were no citizens present in the audience, and entertained a motion. **Commissioner Esswein moved to recommend to the Board of Supervisors acceptance of the Master Plan 2013 Action Plan, as provided by staff, for consideration in establishing City goals for 2013, with no recommended consideration of changes to the goals and policies of the master plan. Vice Chairperson Wendell seconded the motion. Motion carried 4-0.** In consideration of the number of absent commissioners, Mr. Plemel noted, for the record, that discussion at the November commission meeting indicated consensus that no major revisions to the master plan were necessary.



Carson City Planning Division

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MEMORANDUM

Planning Commission meeting of December 19, 2012

ITEM G-3

TO: Planning Commission

FROM: Lee Plemel, AICP, Planning Director

DATE: December 11, 2012

SUBJECT: MPA-12-135 Master Plan Annual Report—Supplemental Information

Recommended Motion: "I move to recommend to the Board of Supervisors acceptance of the Master Plan 2013 Action Plan, as provided by staff, for consideration in establishing City goals for 2013, with no recommended consideration of changes to the goals and policies of the Master Plan."

Discussion:

The Planning Commission reviewed the Master Plan annual report on November 28, 2012, and continued the discussion to the December 19 meeting to give staff time to further evaluate current Master Plan goals and policies with other City management staff. Generally, the Planning Commission did not believe that a significant review of the current Master Plan was necessary.

Planning staff discussed the potential need for a comprehensive review of the Master Plan with City management staff, including the City Manager. No specific issues or policies were identified as needing to be amended or reviewed. It was generally believed that the slower pace of development that has occurred since the adoption of the Master Plan will prolong the Plan, and that the Master Plan future vision, goals, and policies remain valid. Following is a summary of the points made by the Planning Commission and staff in support of not opening a comprehensive review of the Master Plan in its entirety:

- The Planning Commission and staff believe the goals and policies of the Master Plan remain valid to provide for the desired future development patterns in Carson City.
- The Master Plan was adopted in 2006 after nearly two years of public input. A comprehensive review and update of the Master Plan would require dedication of significant City resources, which could be directed towards other implementation projects.
- The slow growth that has occurred since the adoption of the Master Plan extends the life of the Plan; i.e. the time in which "buildout" of the plan will be reached.

- Major reviews and updates of Master Plans generally occur every 10-15 years, when new growth patterns and trends make an existing plan outdated. The current Master Plan was adopted less than seven years ago.
- There has been no pressure from property owners or others to change the Master Plan Land Use Map or to change other policies in the Master Plan, nor have specific conflicts with existing policies and desired policy direction been identified.

Staff has identified one Master policy issue that should be discussed in more detail for a recommendation to the Board of Supervisors. Specifically, staff would like additional discussion and direction regarding the rezoning of properties in the vicinity of the V&T Railroad and the creation of new design standards for that area. These were identified as goals by the Board of Supervisors in 2012. Following are the two implementation initiatives associated with these goals with progress reports and staff recommendations. (These initiatives are also identified and discussed in the attached Planning Commission staff report for November 28, 2012, under "Accomplishment of 2012 Initiatives.")

1. V&T SPA 1.2 – Re-zone the private properties along Highway 50 East in the vicinity of the V&T Railroad alignment from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.

- o Responsible Departments: Planning

Progress Report: Planning staff has inventoried existing zoning and uses within the V&T SPA (Specific Plan Area), finding a mix of existing industrial/storage uses and vacant properties. If the area were rezoned to a commercial designation (e.g. General Commercial), a number of existing uses would become non-conforming. Staff delayed any further action towards rezoning this area pending discussions during this annual review regarding whether or not the goals and policies of the current Master Plan will be re-examined. With limited development occurring at this time, in general, and lack of water and sewer infrastructure serving the parcels in the Highway 50 East/Flint Drive area, there is not a significant, immediate threat of large-scale incompatible development occurring in this area in the near future.

However, water and sewer could be extended to serve a large-scale development project in this area. If the property zoning remains General Industrial, it is possible that a large industrial use could be constructed in the area.

Staff Recommendation: Initiate the process to rezone certain properties along the existing V&T Railroad from General Industrial (GI) to General Commercial (GC) to prevent incompatible industrial uses from developing adjacent to the V&T Railroad and along the Highway 50 East gateway corridor and potential future V&T Depot site.

2. V&T SPA 1.1, 5.4a – *Develop and adopt specific design standards for development within the V&T SPA (Specific Plan Area) to protect the scenic quality of the V&T route.*

- o Responsible Departments: Planning

Progress Report: This initiative has not been started pending the recommendations from this annual Master Plan review. Almost all existing development within the V&T SPA predates the existing Development Standards in the Carson City Municipal Code. Staff believes the existing Development Standards are adequate—at least in the short-term—to address compatibility with potential future V&T Railroad uses. When the Master Plan was adopted, it was planned to bring the V&T Railroad down to the Drako Way vicinity. Since then, these plans have been delayed

and there are currently no plans or funding to complete the Railroad to that location within the next few years.

Staff Recommendation: Staff recommends delaying implementation of new design standards pending approval of plans for the development of a V&T Depot site.

The attached 2013 Action Plan has been updated to reflect staff's recommendations as noted above. Refer to the attached Planning Commission staff report dated November 28, 2012, for more information regarding the Master Plan annual report. Contact Lee Plemel in the Planning Division at 283-7075 or lplemel@carson.org if you have any questions.

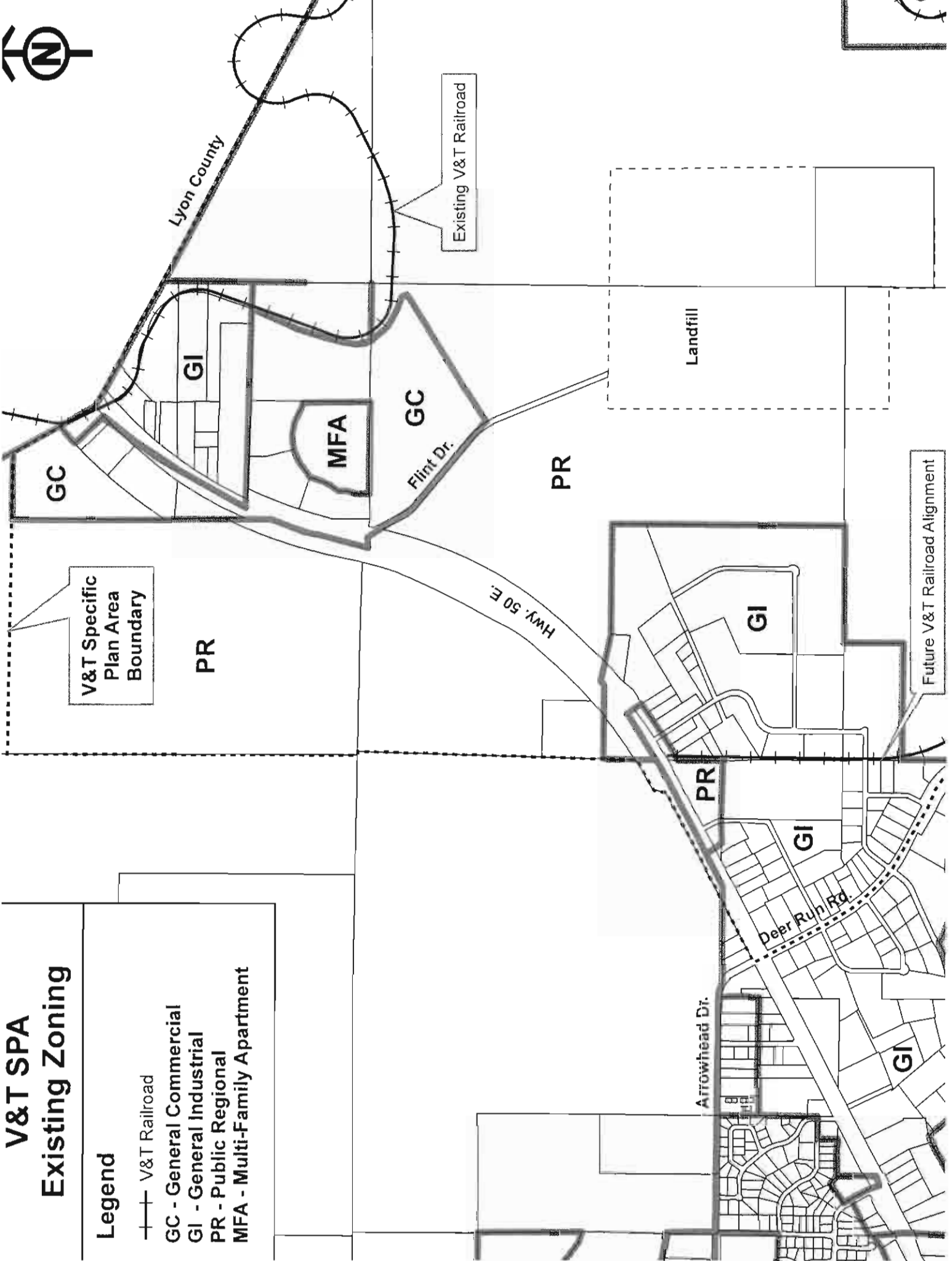
Attachments:

- 1) V&T Specific Plan Area Existing Zoning map
- 2) V&T Specific Plan Area Potential Zone Change map
- 3) November 28, 2012, Planning Commission staff report & Action Plan

V&T SPA Existing Zoning



Legend

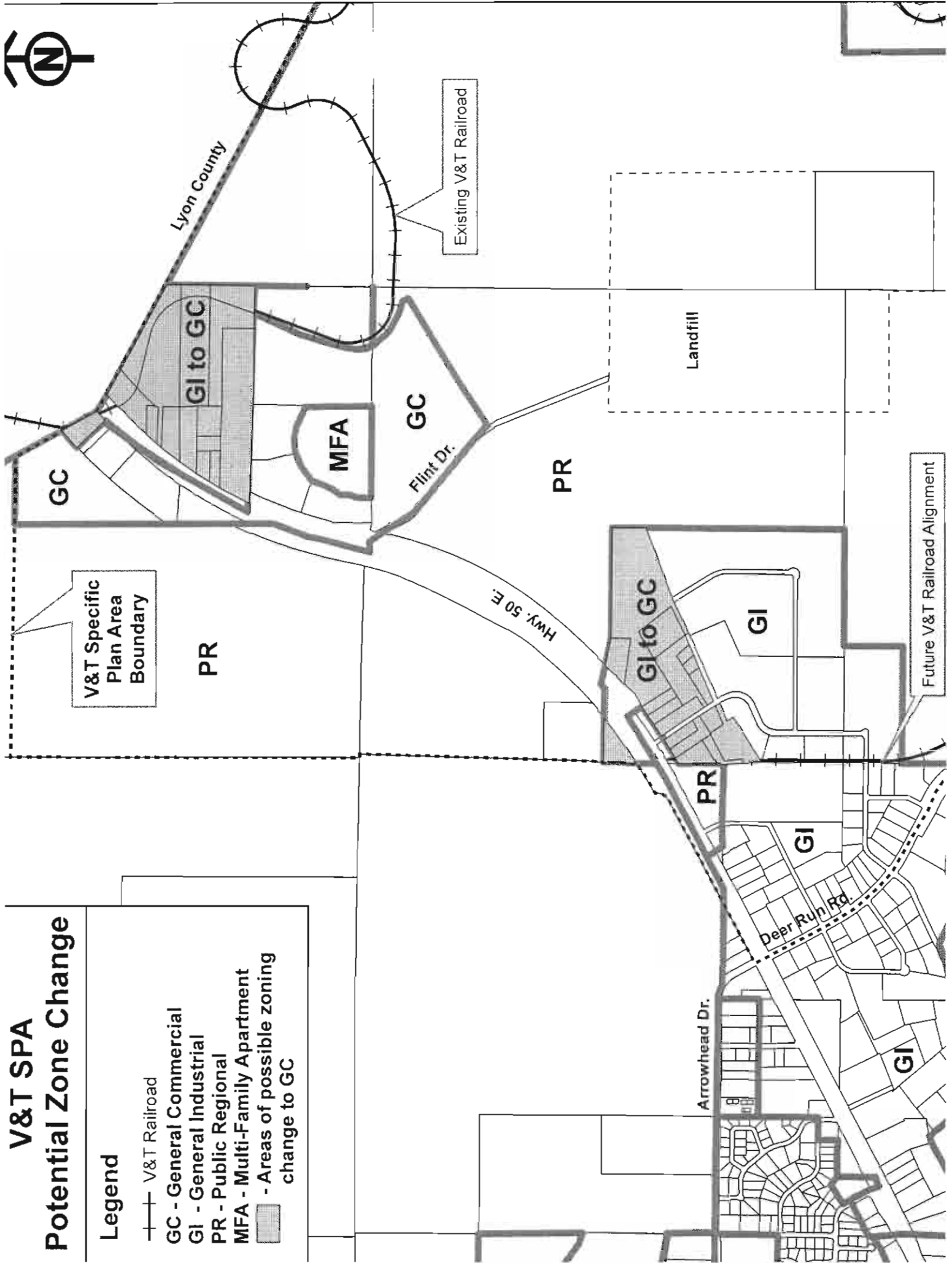
-  V&T Railroad
- GC** - General Commercial
- GI** - General Industrial
- PR** - Public Regional
- MFA** - Multi-Family Apartment



V&T SPA Potential Zone Change

Legend

-  V&T Railroad
- GC** - General Commercial
- GI** - General Industrial
- PR** - Public Regional
- MFA** - Multi-Family Apartment
-  - Areas of possible zoning change to GC



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

FILE NO: MPA-12-135

AGENDA ITEM: G-9

STAFF AUTHOR: Lee Plemel, AICP, Planning Director

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 move to recommend to the Board of Supervisors approval of the Master Plan Action Plan priorities identified in the 2013 Action Plan as provided by staff for consideration in establishing City and staff goals for 2013, with no recommended changes to goals and policies of the Master Plan."

ALTERNATIVES

1. Modify the staff recommendations in the Action Plan or provide other recommended modifications or actions related to the Master Plan to the Board of Supervisors.
2. Identify goals and policies within the Master Plan for which the Planning Commission would like to have additional information or further discussion, and continue the annual review to the December 19 Planning Commission meeting to have more detailed discussion regarding those items.

BACKGROUND

The purpose of this item is to:

1. Update the Planning Commission on Master Plan implementation activities;
2. Review and make recommendations to the Board of Supervisors on the Master Plan 2013 Action Plan and other Master Plan-related matters; and
3. Review the Master Plan goals and objectives to make a recommendation to the Board of Supervisors regarding the adequacy and/or applicability of the current policies and goals to determine if a new process is warranted to solicit additional public input on the Plan.

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].

The purpose of reviewing the Master Plan at this time of the year is 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. There will be two new Supervisors on the Board beginning in January 2013. Staff anticipates bringing the annual Master Plan report and recommendations from the Planning Commission to the Board of Supervisors in January or February.

In addition to the annual review of the Action Plan strategies, staff is requesting that the Planning Commission take a more detailed review of the goals and policies of the Master Plan document for discussion. Over the last several months, various issues have been discussed by the Board of Supervisors that have resulted in comments from some Supervisors that perhaps the goals and policies of the Master Plan should be re-examined to see if they are still

applicable given the economic conditions and development conditions that the City has encountered since the original adoption of the Master Plan in 2006.

The Table of Contents from the 2006 Master Plan is attached to this report to provide a general overview of the broad “Guiding Principles” and goals of the Plan. The complete Master Plan document is not included in this packet due to its size. However, the Planning Commission is encouraged to review their copies of the plan or go to the Master Plan documents web page at the following link to review the complete goals and strategies: www.carson.org/masterplandocs. A copy can be obtained from the Planning Division upon request.

Staff requests that the Planning Commission review the information provided in this report and make recommendations to the Board of Supervisors, as the Commission finds applicable.

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. It includes the primary city department responsible for each specific action and the priority of the action established with the adoption of the Master Plan. (Note that current Board of Supervisors priorities may be different than those established in 2006; the priority ratings are merely intended to show how the action strategies were originally prioritized.) Attachment B is the 2013 Action Plan modified for this annual review.

The Action Plan matrix also includes some of the accomplishments towards the implementation measures as provided by the Planning, Engineering, Building, Public Works, Transportation, Water, Office of 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.

Accomplishment of 2012 Initiatives:

The following action items were identified for implementation by Planning Division staff by the Board of Supervisors as priority initiatives for 2012. A progress report and discussion on the status of each item is included, along with the related Master Plan Policy number. Additional accomplishments and progress towards action plan strategies are identified in Attachment B, titled “Action Plan 2013.”

1. V&T SPA 1.2 – Re-zone the private properties along Highway 50 East in the vicinity of the V&T Railroad alignment from General Industrial to a commercial designation consistent with the Master Plan Land Use Map.
 - o Responsible Departments: Planning

Progress Report: Planning staff has inventoried existing zoning and uses within the V&T SPA (Specific Plan Area), finding a mix of existing industrial/storage uses and vacant properties. If the area were rezoned to a commercial designation (e.g. General Commercial), a number of existing uses would become non-conforming. Staff delayed any further action towards rezoning this area pending discussions during this annual review regarding whether or not the goals and policies of the current Master Plan will be re-examined. With limited development occurring at this time, in general, and lack of water and sewer infrastructure serving the parcels in the Highway 50 East/Flint Drive area, there is not a significant, immediate threat of incompatible development occurring in this area in the near future.

2. V&T SPA 1.1, 5.4a – *Develop and adopt specific design standards for development within the V&T SPA (Specific Plan Area) to protect the scenic quality of the V&T route.*
 - o Responsible Departments: Planning

Progress Report: This initiative has not been started pending the recommendations from this annual Master Plan review. Almost all existing development within the V&T SPA predates the existing Development Standards in the Carson City Municipal Code. Staff believes the existing Development Standards are adequate—at least in the short-term—to address compatibility with potential future V&T Railroad uses. When the Master Plan was adopted, it was planned to bring the V&T Railroad down to the Drako Way vicinity. Since then, these plans have been delayed and there are currently no plans or funding to complete the Railroad to that location within the next few years.

3. 10.1c – *Map historic properties and market the City's historic resources. (Continue to maintain an inventory of historic properties with the City; map subject properties in GIS to better manage the inventory.)*
 - o Responsible Department: Planning

Progress Report: Various historic properties and tours—such as the "Blue Line" tour—have been mapped and are linked to the Carson City website. Staff will work with the Carson City Convention and Visitors Bureau to link this information with their website.

4. 9.2e – *Affordable housing – Explore the possibility of a motel property to renovate for housing at mixed-income levels that would also include transitional housing.*
 - o Responsible Department: Planning, Health and Human Services

Progress Report: This initiative has been explored and determined to be infeasible at this time. Constraints include a lack of funding to purchase privately-owned hotel properties to convert, lack of market demand for property owners to pursue such conversions, and zoning and building code issues in converting motels to multi-family residential facilities. City staff will continue to identify opportunities to address transitional housing needs, i.e. interim housing for persons or families transitioning from temporary housing to permanent housing.

5. 9.2c, 9.3a – *Housing rehabilitation – Explore setting aside a percentage of Community Development Block Grant funding for housing projects that can be used for refurbishing existing homes.*
 - o Responsible Department: Planning

Progress Report: This initiative is in progress. The next CDBG application cycle begins in January 2013. Planning Division (CDBG) staff will work with HUD to prepare an application to set aside some CDBG funding to use for housing rehabilitation for low- to moderate-income families.

6. 5.1d, h – *Develop a plan for encouraging growth in identified economic sectors.*
 - o Responsible Department: Office of Business Development

Progress Report: The City has been participating in regional economic development efforts rather than developing another independent plan. An economic study for the State was completed and identifies seven key sectors for Nevada's economy. The City has been participating with the WNDD (Western Nevada Development District), NNDA (Northern Nevada Development Authority) and USDA in a "Stronger Economies Together" program to develop an economic development strategy for the region. This strategy is anticipated to be completed in the next few months. In addition, a Business Resource Innovation Center

manager has been trained and is acting as a NSBDC (Nevada Small Business Development Center) Counselor and has been working with clients in Carson City who want to start new businesses or grow existing businesses. Staff will continue to participate in local and regional efforts to target economic sectors to promote in Carson City.

9. 5.9a – Redevelopment Area Assistance – Develop a new RACC (Redevelopment Authority Citizens Committee) with revised membership requirements, including members from Redevelopment Area #2 (South Carson Street area), and revised bylaws.
 - o *Responsible Department: Office of Business Development*

Progress Report: This initiative was completed in 2012.

10. 5.9a – Redevelopment Area Assistance – Develop Redevelopment policies for allocating special event funding based upon the recommendations of the Redevelopment Authority Citizens Committee.
 - o *Responsible Department: Office of Business Development*

Progress Report: This initiative was completed in 2012. Staff will continue to work with the Redevelopment Authority to refine the process.

11. 5.9a – Redevelopment Area Assistance – Facilitate Development of revised objectives for Redevelopment Area #2 (South Carson Street area) from the newly created RACC.
 - o *Responsible Department: Office of Business Development*

Progress Report: An amended Redevelopment Area #2 plan is scheduled to go to the Board of Supervisors for adoption in December after two public meetings with the Redevelopment Authority Citizens Committee were conducted in 2012.

Recommendations for 2013:

It is recommended to continue to work on the uncompleted action items above.

MASTER PLAN AMENDMENTS

The only Master Plan Amendments submitted in 2012 are those that are being reviewed by the Planning Commission at the November meeting. These applications were all submitted by City staff and all address either property that was conveyed between the City and Federal agencies, property that was conveyed from private property to the Carson City Open Space program, or property owned by NDOT and affected by the construction of the Freeway (i.e. at Arrowhead Drive). The amendments are generally intended to correct the Land Use Map to appropriately designate the properties based upon their applicable public ownership.

Staff believes that these amendments and past amendments are relatively minor in the overall Land Use Plan and do not represent an indication that broader Master Plan Land Use Map updates or changes need to be explored at this time.

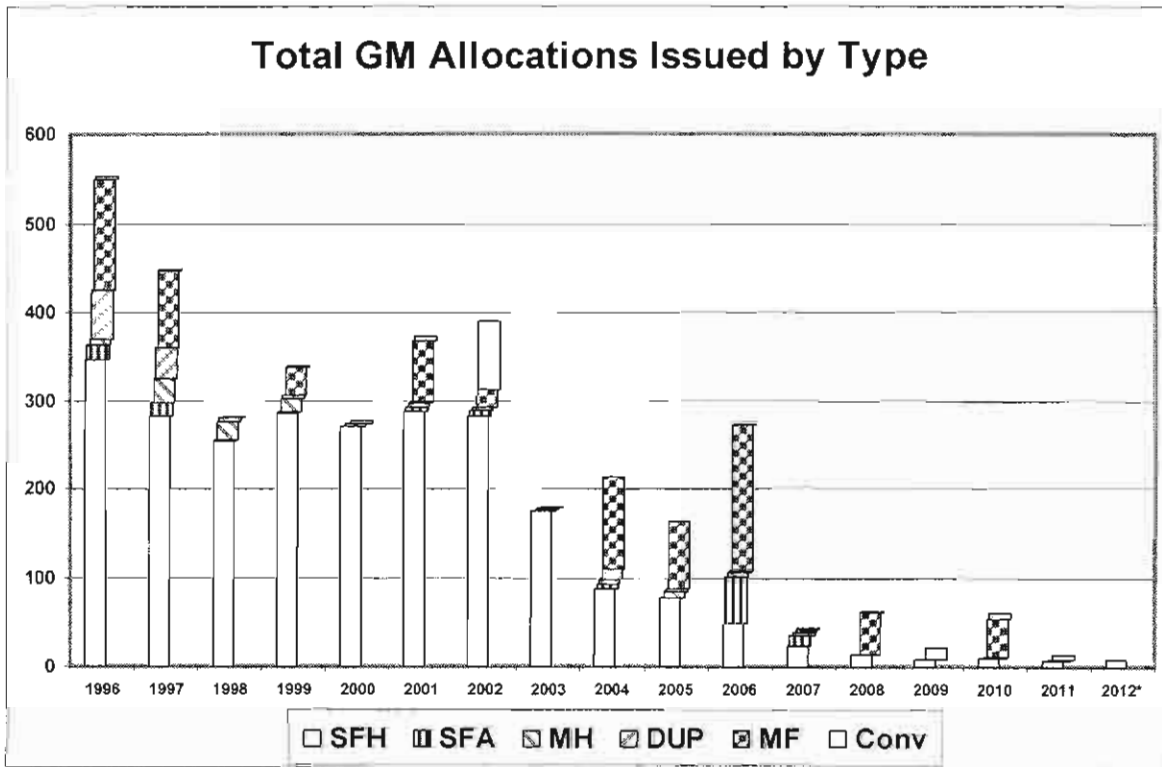
LAND USE MAPPING CORRECTIONS

There was no Master Plan Land Use mapping errors identified in 2012.

GROWTH TRENDS AND SUPPLEMENTAL INFORMATION

The annual Master Plan report is an opportunity to provide information related to growth and development trends in Carson City and other information that may be useful in long-range planning strategies. This information may also help identify issues that should be addressed in future planning programs.

Below is a chart showing the total number of new residential building permits by the type of housing unit.



Source: Carson City Building Division

* Through November 15, 2012

SFH = Single-family detached residence

SFA = Single-family attached residence

MH = Mobile Home

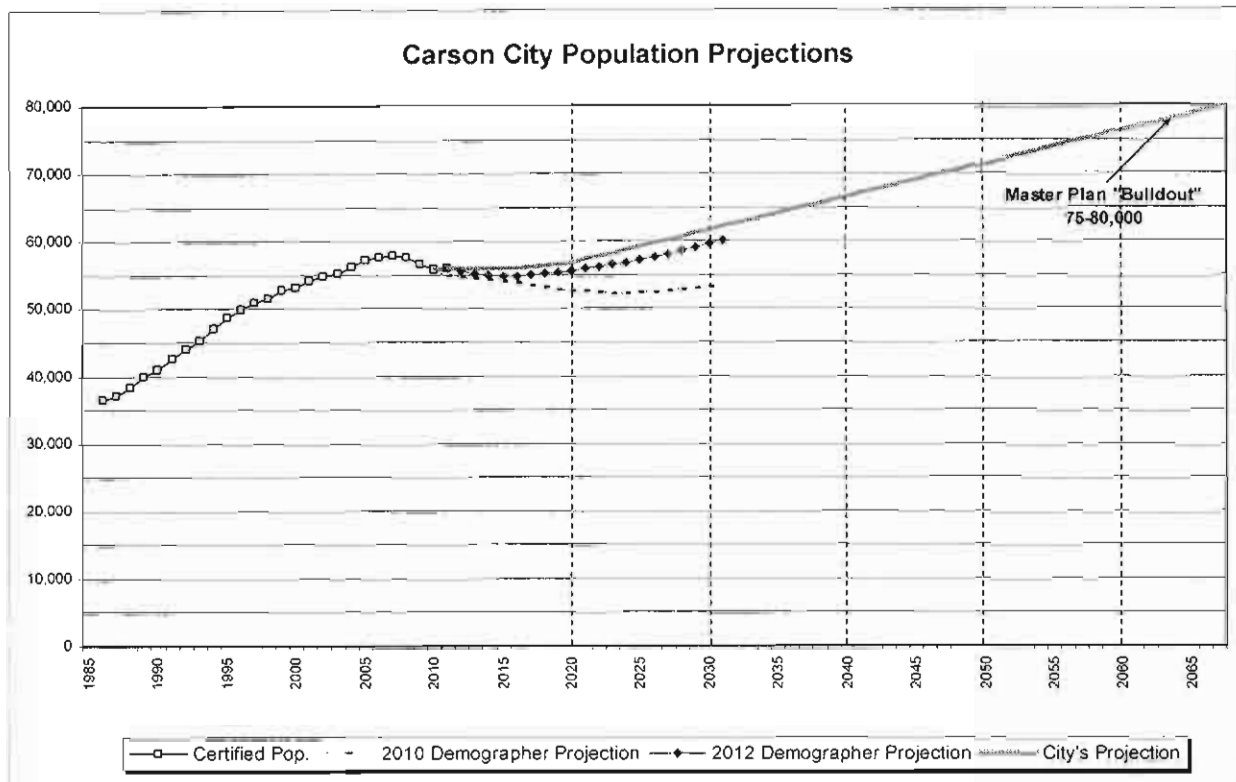
DUP = Duplex (two attached units, one ownership)

MF = Multi-family dwelling (3 or more units, one owner)

Conv = Conversion from private well to City water system

As expected with current housing market issues, the issuance of residential permits has slowed significantly since 2006. There are approximately 1,250 approved single-family detached residential lots potentially available for future construction in existing and approved subdivisions. It is anticipated that this inventory will decline in upcoming years as tentative subdivision map approvals expire and as the housing construction market is expected to remain relatively flat for at least the next couple of years, minimizing the likelihood of new subdivisions.

City staff uses population projections to coordinate other long-range plans such as the Transportation Master Plan, and Water Plan, and Wastewater Reuse Plan. Below is a chart showing the latest State Demographer projections as well as the projection the City will use in evaluating long-range plans.

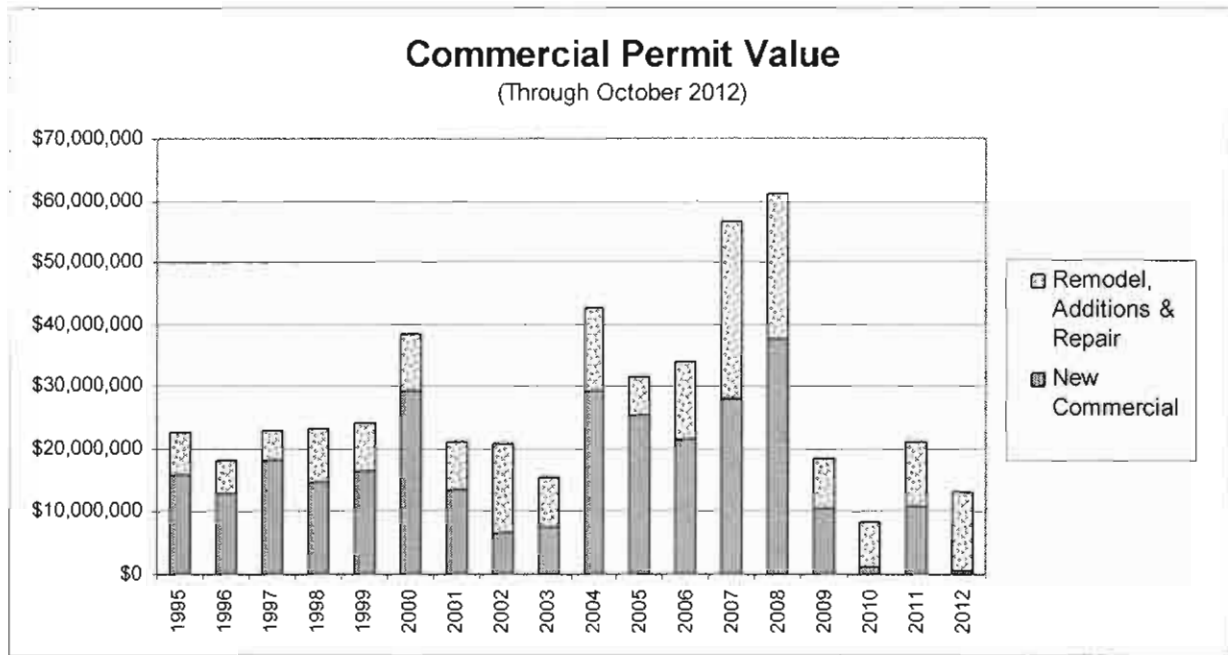


Source: Nevada State Demographer; Carson City Public Works, Planning Division (City projection)

Note that the Nevada State Demographer’s 2012 projection anticipates a slight decline in population for the next few years before slowly trending upward. The demographer’s projections are largely based upon economic model projections. However, City staff is recommending a more conservative approach to long-range planning in estimating no significant growth for the next few years then increasing to a more historic growth pattern of approximately 0.8-1.0 percent.

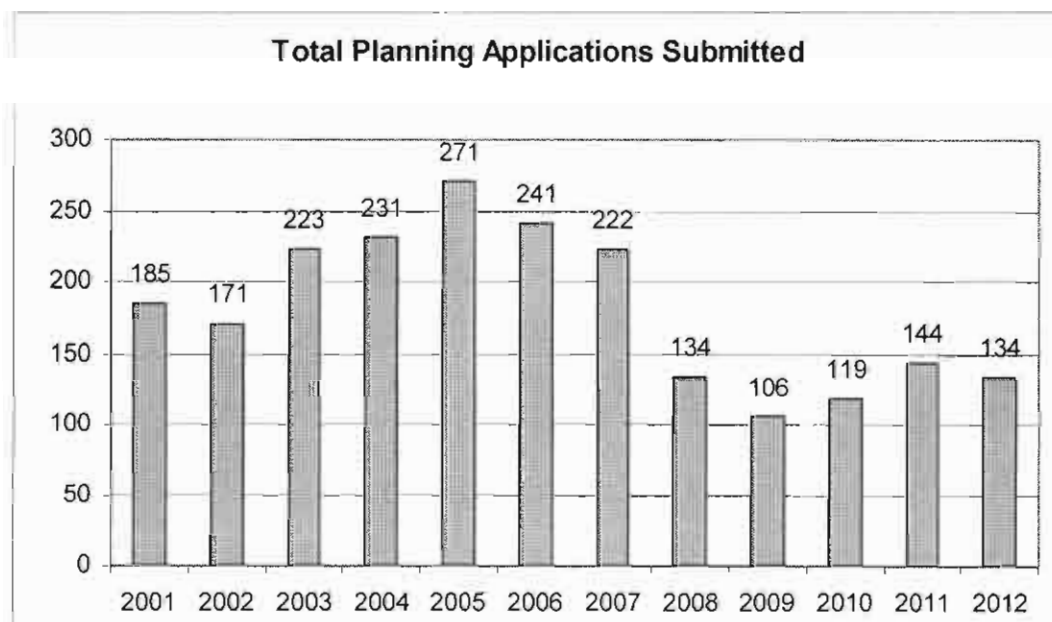
It is not anticipated that Carson City will reach its Master Plan buildout population of 75,000-80,000 for another 40-50 years, though growth trends will continue to be monitored. The City is approximately 8,000 additional dwelling units away from reaching that buildout population.

The following chart shows commercial building permit valuation history. Commercial permit valuation correlates to a slower pace of development as a result of economic conditions in recent years.

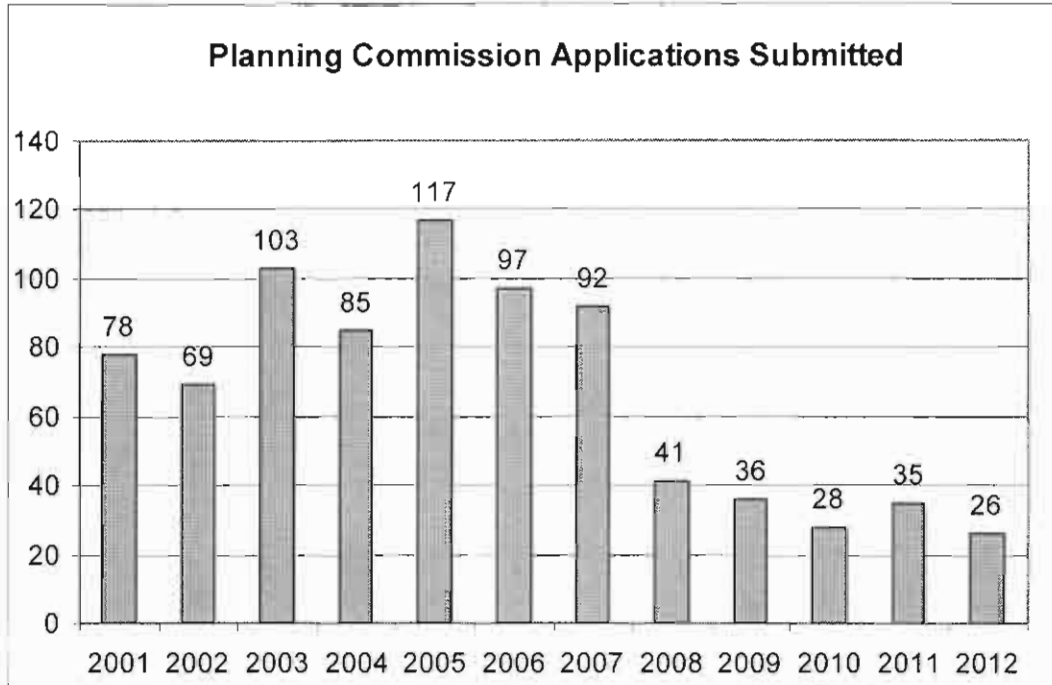


Source: Carson City Building Division

The following charts show a 12-year history of Planning application submittals, through October 2012, including all Planning application types and applications that specifically go before the Planning Commission. Planning and zoning applications in recent years correlate to a slower pace of development as a result of economic conditions in recent years.

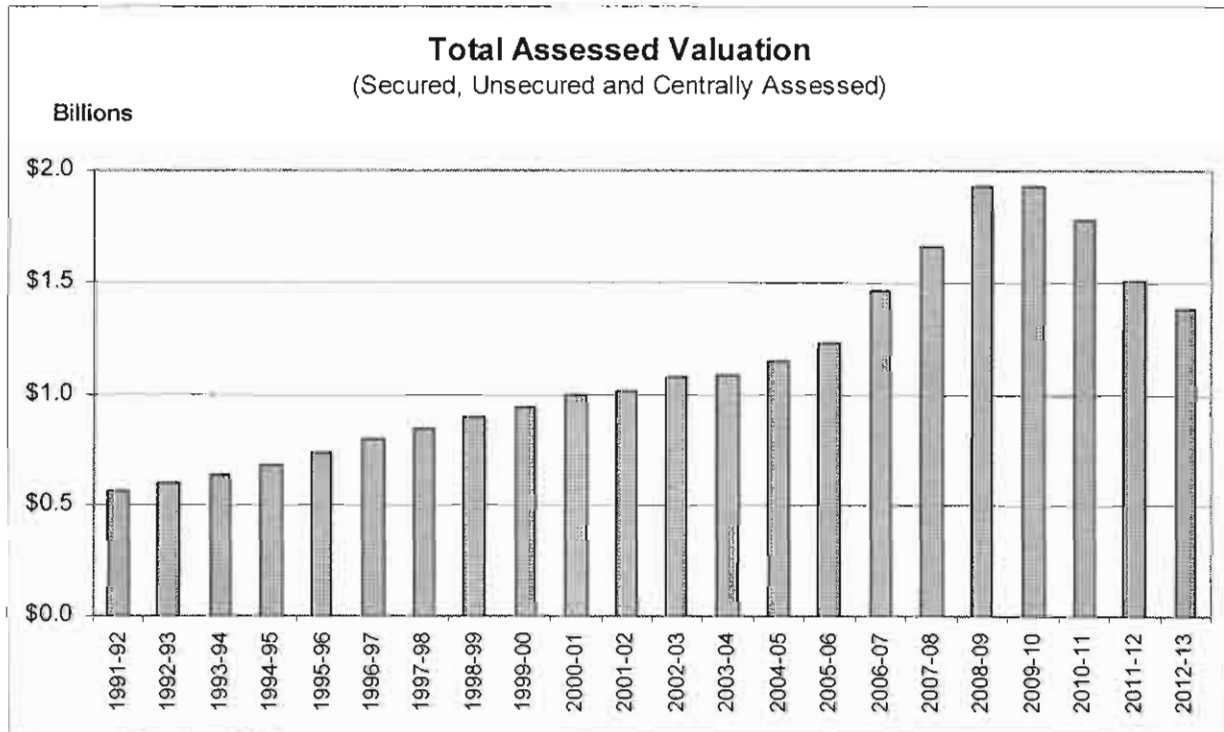


Through October 2012
 Source: Carson City Planning Division



Through October 2012
 Source: Carson City Planning Division

The chart below shows total assessed valuation of property in Carson City.



Source: Carson City Assessor

REVIEW OF MASTER PLAN GOALS AND OBJECTIVES

During the last year, members of the Board of Supervisors have asked staff to review the Master Plan with the Planning Commission to determine if the goals and policies of the Plan are still applicable and pertinent given the slowdown in growth and economic conditions since the adoption of the Master Plan in April 2006. It has been suggested that perhaps the City should seek additional input from the public to affirm or modify the existing Master Plan goals and policies. Planning staff offers the following for consideration in reviewing the existing Master Plan and in considering a re-evaluation of the Plan.

As the data above shows, the 2006 Master Plan was adopted during a period of economic growth in Carson City. Implementation of the Land Use Plan requires private development to occur. Since 2006, relatively little development has occurred in implementation of the Plan, including a lack of new downtown development and other mixed-use projects. It is anticipated that the pace of development will remain relatively slow for at least the next couple of years.

In addition, since 2006, a reduction of the availability of resources—both staff and money—has resulted in a slow pace of implementation of the Action Plan strategies. With the availability of limited resources, resources must be directed to priority activities. While progress on the Action Plan implement strategies continues to be made, the ability to take on the “larger” implementation projects has been and is expected to continue to be limited.

Following are some additional points for consideration:

- Staff believes the lack of City growth recently has not been the result of the adopted Master Plan policies, but is primarily the result of regional and national economic conditions that have occurred since the adoption of the Plan in 2006. Since the Master Plan provides land uses for growth up to a buildout population of approximately 75,000-80,000, and since growth is occurring slower than was expected when it was adopted, the “life” of the plan is extended. Projections are that Carson City will not reach this buildout population for 40-50 years.
- There has been no pressure from Carson City property owners, businesses, or residents to change the Master Plan Land Use Map or other goals or policies of the Plan. Most Master Plan Amendment applications since 2006 have been initiated by the City to address changes in public ownership of properties.
- Staff believes the overarching goals and objectives in the Master Plan are relatively broad policy statements under which the Board of Supervisors have discretion to direct detailed implementation strategies—or not implement certain strategies. Staff also believes that the current Master Plan still reflects the general long-term goals of the community, desiring to implement “smart growth” principles in the long-term development of the City.

CONCLUSION

The Master Plan was adopted in 2006 after nearly two years of public meetings, a significant amount of staff time dedicated, and a significant amount of money spent. Before any significant changes are made to the Carson City Master Plan, staff believes that it deserves an adequate public process to properly receive input from across the community. The Board of Supervisors may wish to dedicate resources to such an update of the Master Plan. However, the Planning Commission and Board of Supervisors should weigh the resources needed for such an effort versus the benefits of revisiting the plan. Any resources directed to updating the Master Plan could be used for other implementation strategies or projects. Limited staff resources are already stretched thin across the City, limiting the ability to take on large special projects.

While Master Plans should be reviewed periodically to ensure they address current trends and the goals and policies of the community, a slower-than-expected pace of growth, in itself, is not a reason to completely re-evaluate the entire document. In fact, it can be argued that since relatively little development has occurred since the adoption of the Plan, the review period for major updates to the Plan should be extended. Historically, major reviews and updates to the Carson City Master Plan have occurred every 10-15 years. It has now been six years since the adoption of the Master Plan.

If there are individual policies within the Master Plan that the Planning Commission or Board of Supervisors think should be reconsidered, staff believes those individual policies should be identified so that a more detailed evaluation and discussion can be had regarding those policies. Otherwise, staff recommends continuing to pursue the implementation strategies of the Action Plan as directed at the discretion of the Board of Supervisors.

If you have any questions regarding the Master Plan annual report or the 2013 Action Plan, please contact Lee Plemel at 283-7075.

Attachments:

- A. 2006 Master Plan Table of Contents (for reference)
- B. 2013 Action Plan Report

Go to www.carson.org/masterplandocs to download the complete Master Plan documents.

Carson City Master Plan

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Master Plan

Draft Action Plan 2013

ACTION PLAN MATRIX – 2012 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. (3) - **Moderate Priority**. (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/shaded.

Action Plan Matrix

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
PRIORITY ACTIONS PER 2006 MASTER PLAN			
Establish Downtown Mixed-Use Zoning District.	1	Planning Business Development	COMPLETE (2007)
Establish interim mixed-use evaluation criteria.	1	Planning	COMPLETE (2006)
Establish mixed-use zoning districts.	1	Planning, Engineering, Building	Continue to implement mixed-use development using the adopted Mixed-Use Evaluation Criteria and monitor development patterns for need for additional Mixed-Use zoning districts. Staff and funding have not been available to take on the significant public process of adopting new zoning districts and associated standards.
Develop Capital Improvements Program for Downtown enhancements. 8.1c—Identify necessary streetscape enhancements and parking strategies to coincide with the potential reduction in lanes along Carson Street.	1	Public Works, Business Development , Planning	2013: Downtown streetscape enhancements, such as sidewalk and landscape improvements, are not presently in the CIP nor are they planned for the foreseeable future due to lack of funding.
3.2d—Establish sign controls for the Carson City Freeway corridor.	1	Planning	COMPLETE (2008)
ACTIONS RECOMMENDED FOR 2013 (PLANNING/OBD)			
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.	2	Planning	Some rezoning has occurred at the request of property owners; i.e. Flint Drive property to GC/MFA in 2008. Staff recommends rezoning properties in the upper "gateway" area and highway corridor to protect the area from future incompatible uses.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	2	Rural Housing Development Authority, Planning	2013: Staff will work with HUD to develop a program to use CDBG funds for housing rehabitee and/or weatherization for low- to moderate-income families.
OTHER ACTIONS			
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.	1	Business Development	2013: Staff will work with property owners to help implement business districts, as property owner interest warrants.
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.	1	Planning Business Development	COMPLETE (2007)
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.	1	Planning Business Development	COMPLETE (2007)
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)	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.	2	Planning	COMPLETE (2007)

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
2.1d—Develop standards for mixed-use development to address compatibility issues.	2	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.
2.2c— 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.	2	Planning	Accessory dwelling standards revised in 2007; rental of guest dwellings is still prohibited.
3.1b—Establish an Environmental Lands Inventory to guide preservation efforts and to aid in the development review process, and require the identification of Environmentally Sensitive Areas prior to the development of detailed site plans.	2	Planning, Open Space	Wetland, soils and earthquake hazards are reviewed with development proposals; hillside areas are required to be identified with applications. Carson City and the State have completed wetlands inventories. However, the programs are not user-friendly. In addition, the City has completed an assessment of the Carson Range watershed and initiated mitigation work at the Quill Ranch Water Treatment Plant for Kings and Ash drainages. The Public Works Department has initiated a FEMA re-mapping project for a more accurate designation of the flood zones and their locations within Carson City. As a result, more than 100 homes have been removed from a mapped FEMA flood zone.
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.	2	Planning	Lighting regulations updated in 2008
4.1a—Continue to pursue opportunities to expand the City's existing recreation center and construct a second recreation center in another location.	2	Parks & Recreation	Budget restrictions still prohibit expansion of the City's existing recreation (community) center. A design option for the new Multi-purpose Athletic Center (MAC) has been selected. Staff is preparing a RFP to send to construction management firms to

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
			move forward with the construction of the project.
5.6c—Seek opportunities to develop one or more pilot housing projects Downtown through public/private partnerships.	2	Business Development	
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.	2	Business Development	
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.	2	Planning	
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.	2	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.
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.	2	Planning, State Housing Division	Staff will continue to monitor housing needs and opportunities.
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.	2	Planning	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	2	State Housing Division; NRHA, Planning	Continue to work with local housing agencies.
10.1a—Establish financial, building and related incentives for the restoration and rehabilitation of historic structures and facilities.	2	Planning, Business Development	Structural analysis completed on two historic structures with grant funds (2008); Brewery Arts Center analysis completed (2010). Brewery Arts Center brick façade restored in 2011.
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the V&T railroad or the State Capitol Complex.	2	Planning	Downtown DT-MU standards were completed in 2007 to address compatibility with the Capital.
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. 5.4a—Develop specific guidelines and policies for a tourism-focused activity center along Highway 50 East that will serve V&T Railroad visitors.	2 2	Planning	Existing design standards will ensure compatibility. Specific standards should be considered as plans for the V&T terminal are implemented.
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.	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.	2	Planning	Policy will be reviewed with future use requests.
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.	2	Planning	The adopted Federal Lands Bill limits uses of adjacent City property to public uses.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Parks & Recreation	The Board of Supervisors approved two land acquisitions (Bently and Serpa) with the V&T Railroad Reconstruction Commission. The purchase of these two properties were finalized in 2012. Parks and Recreation continues to have on-going dialogue with the V&T Railroad Reconstruction Project's design consultants regarding the City's potential land acquisitions and improvements to the existing water-based and future land-based recreational trails in the Carson River Canyon.
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.	○	Parks & Recreation	A coalition of the public, private and various government agencies have annually worked to remove trash and protect wildlife habitat within the Carson River corridor.
V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.	○	Planning	
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.	○	Planning, Engineering, Public Works	Annual MP Review; updated water plan completed in 2009; Wastewater Reuse Plan update to start in 2013.
1.1c—Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs.	○	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.	○	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.	○	Building Planning	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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).	○	Building, Engineering, Planning	
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.	○	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.	○	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.	○	Public Works	2013: Beginning Re-use Plan Update. Capital Improvements Plans are updated annually. Water plan update completed in 2009.
1.3a—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map.	○	Planning	
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.	○	Planning, Parks & Recreation	The Federal Lands Bill (OPLMA of 2009) was adopted to facilitate various federal land transfers to the City for open space, parks, and economic development. Transfers between the USFS and Carson City occurred in 2012. Staff continues to work to complete the land transfers and sales with the BLM.
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	○	Planning	Wetland, soils and earthquake hazards and hillside development are reviewed with development proposals.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Planning	Mutual agreement reached with Douglas County in 2008 for water service in north Douglas; continue ongoing planning with County staffs.
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.	○	Planning, Transportation	Staff continues to participate in coordination efforts. 2012: Coordinated with TTD on SR 28 corridor management plan. Coordinated with CAMPO for update to the Regional Transportation Plan (RTP), which was adopted in 2012.
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.	○	Planning, Engineering	Staff continues to work with NV 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.	○	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.	○	Business Development	
3.1a—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.	○	Planning Parks & Recreation	In 2007, the Board of Supervisors adopted the Carson River Aquatic Trail into the Unified Pathways Master Plan. The Master Plan is reviewed annually and updated, as necessary, to be consistent with public ownership of properties along the Carson River.
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.	○	Planning	The Federal Lands Bill was adopted in 2009, permanently preserving thousands of acres of viewshed surrounding Carson City. The land transactions between the USFS and Carson City were initiated in 2011.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
3.3a—Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.	○	Public Works, Fire Department	Ongoing training occurs—coordinating efforts with the Fire Department.
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).	○	Planning, Engineering, Fire Department	Reviewed and enforced through the subdivision review process.
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.	○	Fire Dept.	The Fire Department is active in resident education, particularly in wildland interface areas.
4.1b—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.	○	Parks & Recreation	The City reviews development plans to ensure incorporation of park facilities commensurate with development intensity and identified City needs.
4.1c—Focus new neighborhood parks in areas currently underserved and in new neighborhoods.	○	Parks & Recreation	John Mankins Park (2007) in the Silver Oak Subdivision Development and Ronald D. Wilson Memorial Park (2008) in north Carson City have opened. In 2012 a trailhead was completed at Lakeview Park and the Fulstone Wetlands Project was completed. Also in 2012 the City acquired 11 acres of property from NDOT in Carson City to set aside as a future neighborhood park. The Parks & Recreation Master plan identifies this part of town as deficient in parks and recreation facilities. In addition significant improvements consisting of a new picnic shelter, landscaping, restroom facilities were made to Carson River Park in east Carson City.
4.1c—Establish an additional community park in the northern quadrant of the community.	○	Parks & Recreation	2012: City staff is working to develop a Conceptual Site Development Plan for John D Winters Centennial Park.

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4.2a—Provide additional parks, sports complexes and indoor facilities convenient to all major quadrants of the city.	○	Parks & Recreation	2012: The City's first dog park was opened at Fuji Park; work began on the Kings Canyon to Ash Canyon Trail, as identified in the Unified Pathways Master Plan. As mentioned above an improved trail head was constructed in the Lakeview neighborhood, significant improvements were made to Carson River Park and 11 acres were acquired for a future neighborhood park in north Carson City. Improvements for accessibility and new scoreboards were completed to the John D Winters Centennial Park softball complex.
4.2b—Continue to expand cost-effective sharing of facilities and resources with the City's existing and potential recreation partners.	○	Parks & Recreation	In these tough economic times, Parks and Recreation has relied more on facility users (partners) for "sweat equity" to build and maintain the City's recreational facilities. These partnerships are one way our department can continue to plan projects and apply for grant funds to construct new recreational facilities.
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.	○	Planning, Parks and Recreations	Development proposals are routinely routed through the Parks & Recreation Department and the advisory committees, as applicable.
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.	○	Parks & Recreation, Open Space	The Open Space program will continue to pursue opportunities to enhance the community's open space network. In 2012 over 900 acres of property was acquired for open space preservation in the Carson River Canyon. Within the next few years the program emphasis will shift from acquisition to land management.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Planning Business Development	
5.1b—Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community.	○	Business Development	
5.1c—Promote diverse job options and entrepreneurial opportunities.	○	Business Development	Library and Business Development staffs are working with the Nevada Small Business Development Center to provided training and other business resources at the BRIC (Business Resource Innovation Center).
5.1d—Identify, develop and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	○	Business Development	2013: City staff will continue to work with NNDA, WNDD and other agencies to complete and implement the regional economic development plan.
5.1e—Promote activities that have the potential to upgrade the skill and wage levels of the City's resident labor force.	○	Business Development	
5.1f—Provide public economic development assistance for applicants that can increase the average wage rate in their industrial sectors.	○	Business Development	
5.1g—Reduce supply chain costs, shared research and development objectives and other co-location efficiencies to promote vertical diversity.	○	Business Development	
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.	○	Business Development	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Public Works	
5.1i—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.	○	Business Development	
5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.	○	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.	○	Business Development	
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.	2	Business Development	
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.	2	Business Development	
5.2c—Closely monitor the diversity of retail sales activity in the City and promote economic development activities which reduce retail leakages.	○	Business Development	
5.3a—Encourage the incorporation of home-based occupations and live/work units.	○	Planning	
5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.	○	Planning Public Works	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Planning Business Development	Information provided in this annual review and additional information is available to public year-round. Additionally, the Board of Supervisors has implemented a quarterly "Active Strategy" report available to the public.
5.4b—Continue to explore opportunities to establish trail access to the Carson River Canyon that honors and interprets the historic V&T railroad, expand Downtown walking tours and interpretive signage exhibits, and identify new opportunities to showcase the City's historic resources.	○	Parks & Recreation Business Development	Parks and Recreation is continuing to pursue the planning and development of a trail system in the Carson River Canyon by focusing on the acquisition of private property along the River and by seeking opportunities with the V&T Railway Reconstruction Project. The City participated with NDOT and a private non-profit organization, GROW, to provide attractive landscape enhancements with the new I-580 construction. This project included a historical theme and included historical interpretive signage.
5.4c—Support artists, arts organizations and related cultural institutions.	○	Business Development	Ongoing via Carson City Arts and Culture Coalition, managed by Parks and Recreation.
5.5a—Seek necessary funding to improve the quality of existing recreational facilities, and to develop additional facilities.	○	Parks & Recreation	The opportunity to improve the City's existing recreational facilities and/or develop new facilities has been severely limited due to the downturn in residential development (Residential Construction Tax) and falling sales tax revenue (Question 18). Parks and Recreation now has to rely on matching various federal and state grants or "in-kind" matches to acquire project funding to develop additional park and trail facilities. In addition, department staff monitors federal legislation and White House initiative associated grant opportunities for Healthy Communities. City staff continues to look towards innovative means to find the manpower and budget resources to maintain our existing facilities. In 2012 the Parks & Recreation Department successfully acquired a grant from SNPLMA for the construction of a pedestrian bridge to cross Eagle

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			Creek. This bridge will fill a missing link that will complete about nine miles of trail along the Carson River. The Parks & Recreation Department also received a grant to replace four scoreboards at the softball complex at John D Winters Centennial Park.
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.	2	Parks & Recreation Business Development	Parks and Recreation continues to provide promotional materials to the Carson City Convention and Visitors Bureau for their use in marketing Carson City.
5.5c—Develop promotional materials that highlight the City as a primary gateway to Lake Tahoe.	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.	0	Business Development	
5.5e—Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment.	0	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.	0	Business Development	
5.5g— Emphasize educational resources of the community as an economic development tool.	0	Business Development	
5.6d—Continue to work with Downtown businesses and developers to provide assistance and to identify potential partnership opportunities.	0	Business Development	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Business Development	
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.	○	Business Development	
5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.	○	Planning	
5.7c—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	○	Business Development	
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.	○	Planning	Recent code amendments are intended to address development issues, such as temporary sign regulations.
5.7e—Collaborate economic development strategies with surrounding counties where there is a net positive economic and fiscal gain.	○	Business Development	
5.7f—Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.	○	Business Development	
5.7g—Recognize the importance of adequate infrastructure in economic development and long-run economic stability.	○	Public Works	
5.8a—To the extent of the City's control, maintain a balanced revenue system that is competitive for business and residential investment.	○	Business Development	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Business Development	
5.9a—Existing redevelopment area boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.	○	Business Development	
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.	○	Business Development	
6.1a—Require the use of durable, long-lasting building materials for all new development.	○	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.	○	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.	○	Planning	
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.	○	Planning	
9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.	○	Planning	

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
9.2c—Encourage the development of new energy efficient housing and retrofitting for existing housing stock for energy efficiency to lower average monthly housing costs	○	Planning	
9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.	○	Planning	
9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.	○	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.	○	Planning	
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.	○	Code Enforcement Planning	
9.2f—Encourage and support efforts to create more affordable housing on a regional basis.	○	Planning	
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	○	Planning	
10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)	○	Planning	Mapping complete (2008). Mid-century inventory completed; documents digitized and made available on HRC website (2009). 2011-12: Additional inventories will be completed. Staff continues to seek grant funding to continue inventory.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	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.	○	Transportation Public Works, Parks & Recreation	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.	○	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. The R.T.C./Public Works Transportation staff has been important partners in providing multimodal transportation facilities at Fuji Park and the Community Center / Aquatic Facility. These park facilities have new bus stops, wide sidewalks, and associated bike lanes. This has been accomplished through planning coordination with Parks and Recreation and has been constructed with RTC and Federal Transit funding. It is anticipated this multimodal approach will increase transit system service and ridership to park and recreation facilities.
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.	○	Planning Transportation	The transportation model was updated in 2011 to the horizon year of 2035. Additional travel model improvements effort began in 2012 to be completed in 2013.

STRATEGY/ACTION	ADOPTED PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	○	Planning Transportation	Ongoing – Through the Major Project Review (MPR) process or other review processes, 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.	○	Planning Transportation	Ongoing –City staff working with NDOT staff towards the completion of the Carson City Freeway.
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.	○	Transportation	Freeway landscaping enhancement and Gateway Signs projects substantially complete by late 2012. Ongoing – Public Works Transportation staff working with NDOT and neighboring counties on US 395 and US 50 corridor efforts.
12.1a—Provide multi-use paths where necessary as identified on the Unified Pathways Master Plan map.	○	Planning, Transportation Parks & Recreation	Construction of bike lanes and multiuse path on N. Roop Street to be substantially complete by late 2012. Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding.
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.	○	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 areas 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.	○	Planning Engineering	Ongoing – Public Works staff reviews all development proposals to ensure appropriate facilities are included with new development.