

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 18, 2014

FILE: MPA-14-140 and ZMA-14-141

AGENDA ITEM: F-3(A) and F-3(B)

STAFF AUTHOR: Susan Dorr Pansky, Planning Manager

MASTER PLAN AMENDMENT REQUEST: A Master Plan Amendment to change the Land Use designation of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86 from Public/Quasi-Public (P/QP) to Rural Residential (RR).

ZONING MAP AMENDMENT REQUEST: A Zoning Map Amendment to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86 from Conservation Reserve (CR) to Single Family 5 Acre (SF5A).

APPLICANT: Carson City Planning Division

OWNER: Nevada State Lands

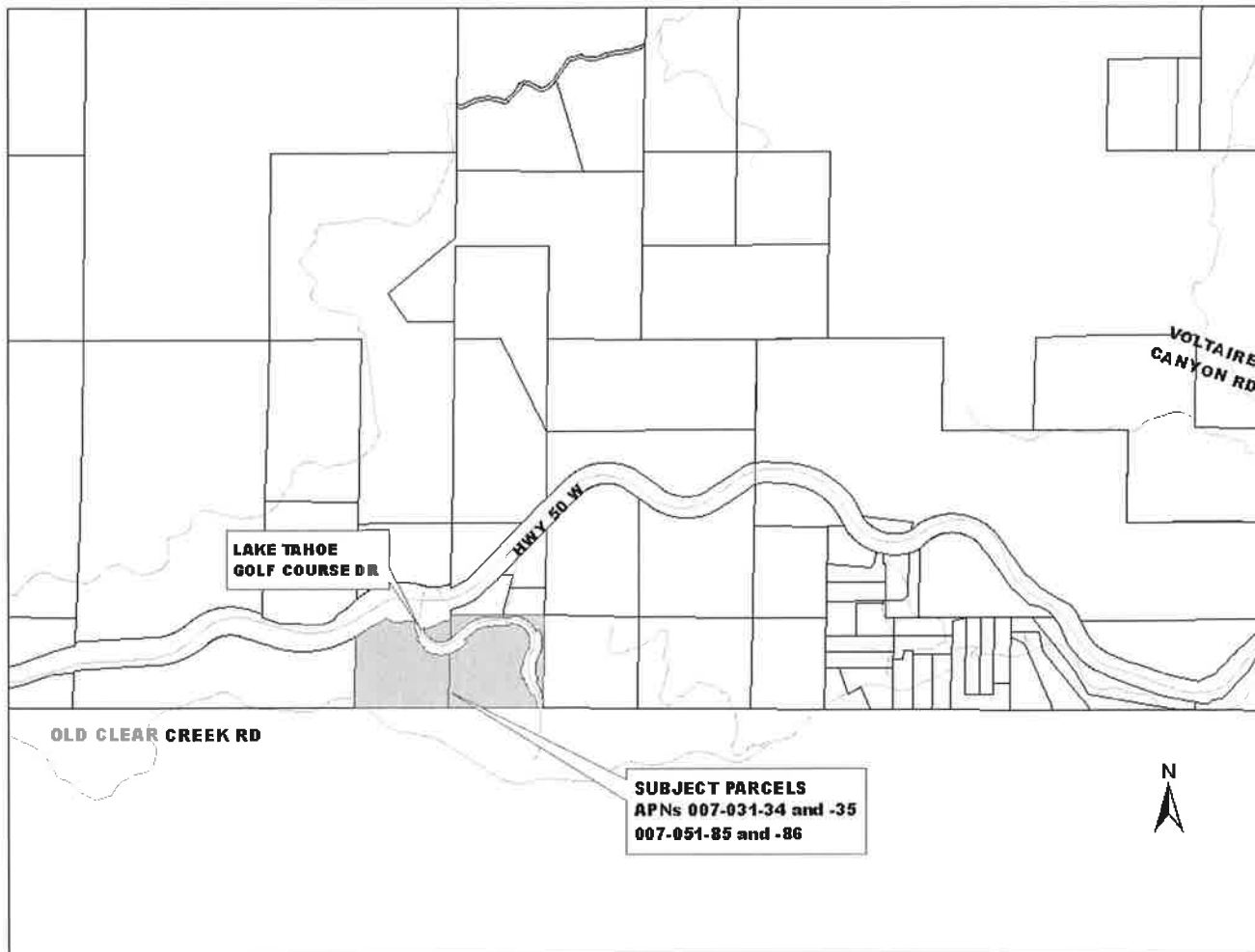
APNs: 007-131-34 and 35 and 007-051-85 and -86

LOCATION: South of Highway 50 West at Lake Tahoe Golf Course Drive (see map on following page)

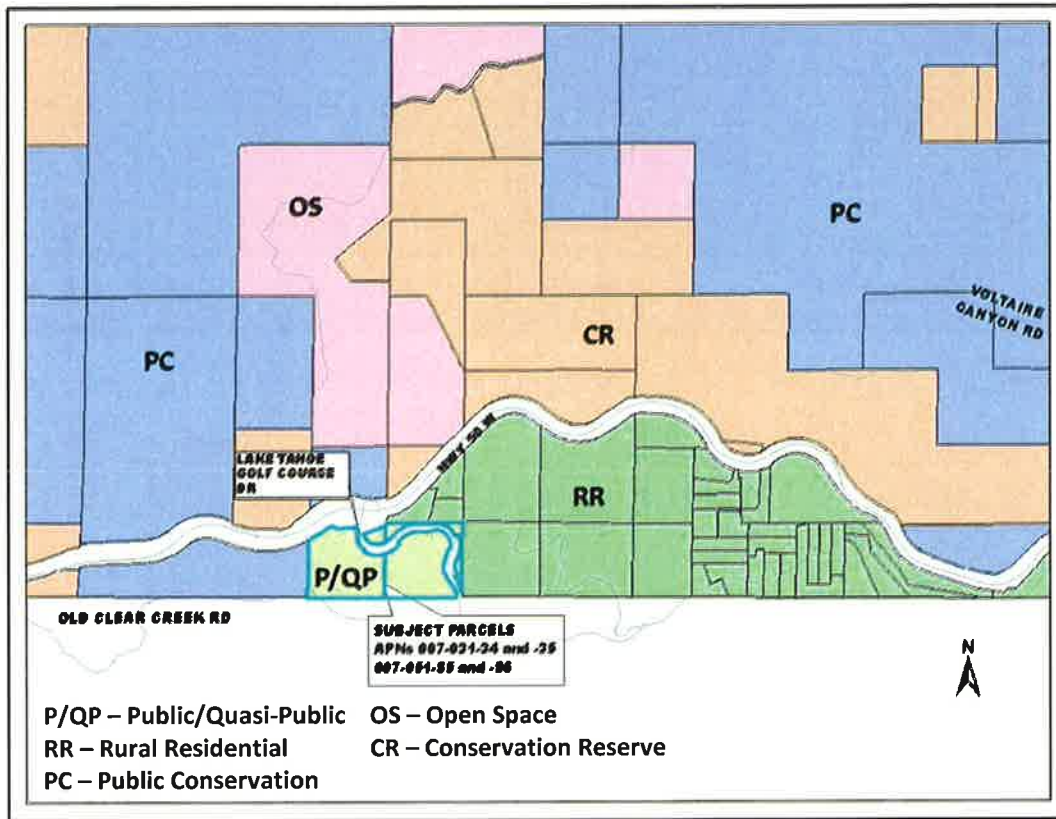
MASTER PLAN AMENDMENT RECOMMENDED MOTION: “I move to adopt Resolution 2014-PC-2 recommending to the Board of Supervisors approval of MPA-14-140, a Master Plan Amendment to change the Land Use Designation of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86 from Public/Quasi-Public to Rural Residential based on the findings contained in the staff report.”

ZONING MAP AMENDMENT RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of ZMA-14-141, a Zoning Map Amendment to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86 from Conservation Reserve to Single Family 5 Acre based on the findings contained in the staff report.”

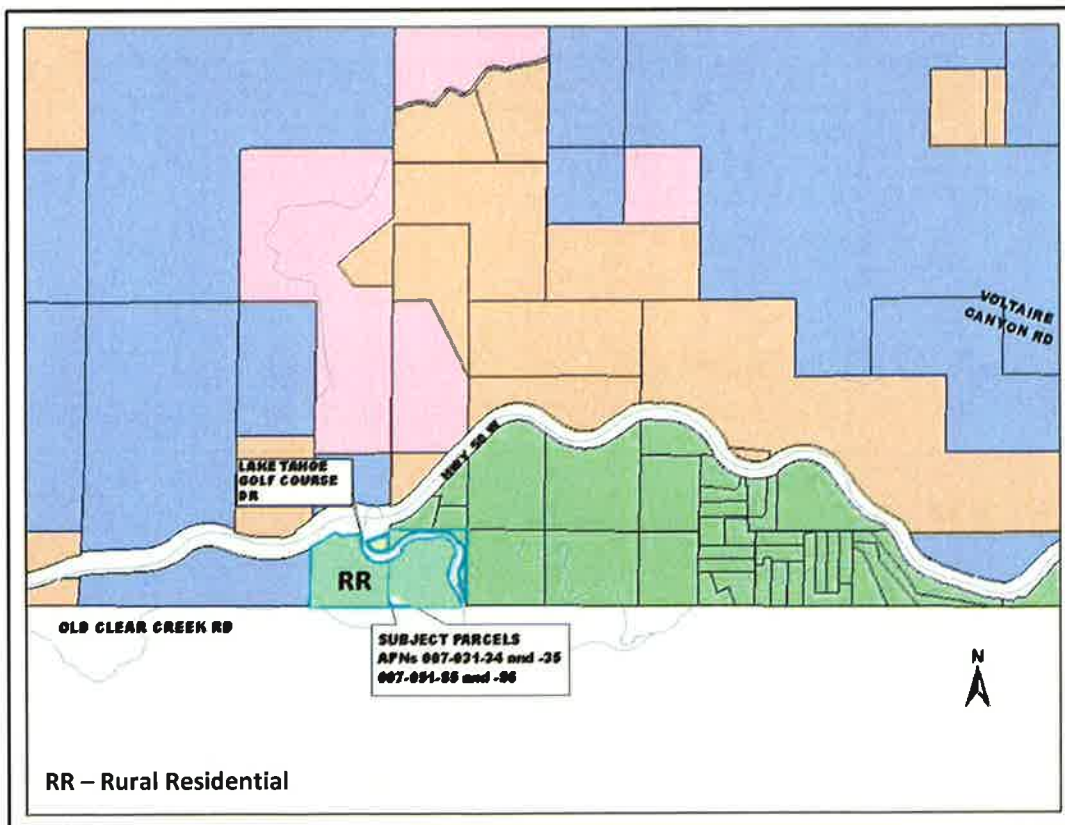
SUBJECT PROPERTIES



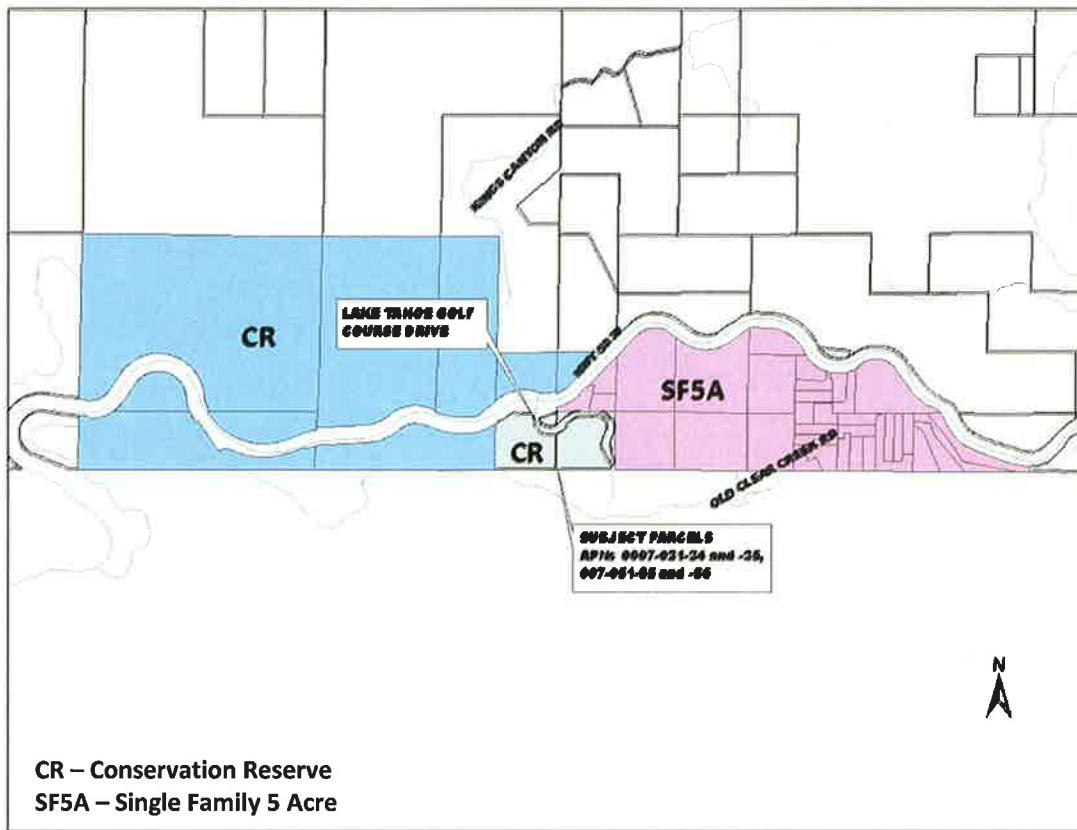
EXISTING MASTER PLAN



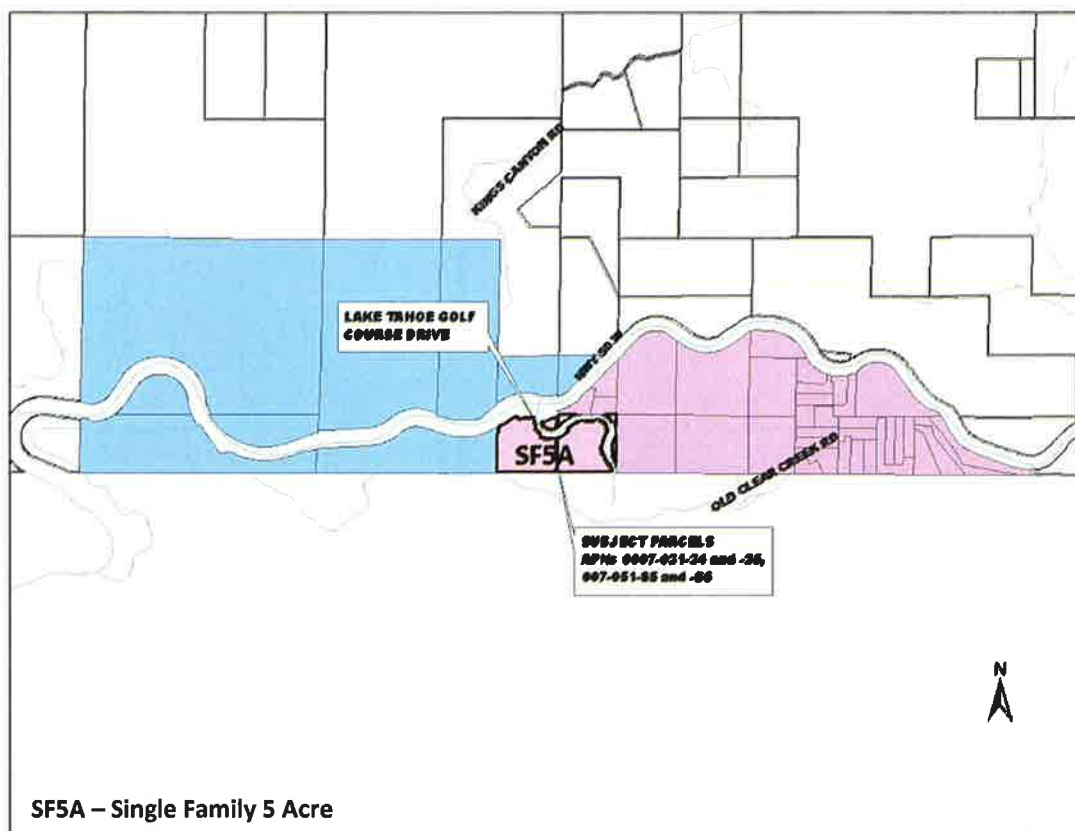
PROPOSED MASTER PLAN



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: CCMC 18.02.050 (Review); 18.02.070 (Master Plan); 18.02.075 Zoning Map Amendments and Zoning Code Amendments

DISCUSSION:

The four subject parcels are located south of Highway 50 West on both sides of Lake Tahoe Golf Course Drive north of Old Clear Creek Road. The parcel sizes range from 1.75 acres to 32 acres and total approximately 65.5± acres. They have a current Master Plan designation of Public/Quasi-Public and are currently zoned Conservation Reserve.

On an annual basis, Carson City updates the Carson City Master Plan, which was adopted in 2006. The subject parcels are currently owned by the State of Nevada, Division of Lands and the application is initiated by the Planning Division for consistency purposes. The State has a desire to ultimately liquidate these parcels and, through discussions with the Planning Division, feels that changing the Master Plan and zoning to a more appropriate use compatible with surrounding land uses would be the best way to move toward an ultimate sale of the property.

The Planning Division has agreed to propose both a Master Plan Amendment and Zoning Map Amendment for the subject properties with the idea that, through a future development process, a trail easement will be gained through the northwest corner of the properties to complete the Clear Creek Trail, a recreational trail facility that starts on Jacks Valley Road in Douglas County and is proposed to end at Lake Tahoe Golf Course Drive. Carson City's Unified Pathways Master Plan identifies a trail and trailhead within the vicinity of the subject parcels and Carson City would like to have a trail easement dedicated to meet the goals of this plan and to finish the Clear Creek Trail. However, Master Plan Amendments and Zoning Map Amendments cannot be conditioned, which requires that the easement be obtained through other means, either with future development or continued collaborative efforts with the State of Nevada.

The area where the subject parcels are located is very rural and adjacent to Forest Service Land to the west, Single Family 5 Acre zoning to the east, Highway 50 West to the north and Douglas County to the south. Because of the proximity to the highway and access from Lake Tahoe Golf Club Drive, a rural residential land use with corresponding zoning would be most appropriate given the surrounding land uses. This will allow the land to be used in a similar way to those properties to the east, while still maintaining an adequate density buffer to the Forest Service land to the east. Staff proposes that the parcels be Rural Residential for the Master Plan designation and Single Family 5 Acre for the zoning.

PUBLIC COMMENTS: Public notices were mailed to 31 adjacent property owners within 6,300 feet of the subject parcels in accordance with the provisions of NRS and CCMC 18.02.045. As of the writing of this staff report one letter in support of these applications has been received from Douglas County. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Engineering Division Comments

The Engineering Division has no preference or objection to the amendments required. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices. Three items that must be addressed with any future development are as follows and are provided for informational purposes as a part of this report:

1. The existing abandoned sewer facility located on one of the parcels must be removed.
2. This is an area with highly erosive soils. Any development will require significant drainage and erosion protection improvements.
3. All new lots must connect to the City sewer main.

Building Division Comments

No comments.

Fire Department Comments

The following comments are provided for informational purposes only to assist in the future development of the properties:

1. Future development will be required to be compliant with the currently adopted edition of the International Wildland Urban Interface Code.
2. Access will be required to be provided from Lake Tahoe Golf Course Drive. Two ways out of the developed area back to Lake Tahoe Golf Course Drive will be required.
3. Fire suppression water will be required to be available either by community water system or individual water tanks on each parcel. Alternative means and methods to the water supply requirements will be considered.

Parks and Recreation Department Comments

Carson City's Unified Pathways Master Plan (UPMP), revised in March 2007, identifies a trail and trailhead within the vicinity of the subject parcels. As background information, the Carson City Parks and Recreation Department has participated with numerous stakeholders for the past several years towards the implementation of Carson City's Master Plan and UPMP in this area. In early 2014, a seven-mile segment of the Clear Creek Trail was opened to the public. The current access and majority of the trail lies in Douglas County. In Carson City, however, the Clear Creek Trail dead-ends at the westernmost boundary of the subject parcels (see applicant's exhibit). For additional information on the history of the Clear Creek Trail, please find the attached document written by Mr. Jeremy Vican with the Carson Valley Trails Association.

The Open Space Master Plan also supports trails and trail corridors. Additionally, the Open Space Master Plan identifies the subject parcels as undeveloped land with desirable open space attributes and within the Hillside Open Space Priority Area. Our department is not proposing open space preservation; rather our department requests the consideration and use of cluster development in this area. The Open Space Master Plan states, on page 35:

Cluster development

Instead of spreading development evenly across a parcel, cluster development results in smaller lots grouped on one portion of the site, leaving the rest of the land undeveloped. For example, on a 10-acre tract of land zoned for 1 unit per acre, rather than 10 1-acre lots, cluster development might result in 10 ½-acre lots, leaving 5 acres of Open Space. Cluster development can be implemented through zoning requirements or incentives (more units if they are clustered). Usually site plan criteria are established so the Open Space protects the most valuable resources: agricultural land, wildlife habitat, visible hillsides, etc. The Open

Space is usually protected by a permanent conservation easement granted to a public agency or land trust. Currently the Carson City Planned Unit Development ordinance allows the use of this tool.

The use of cluster development could serve multiple benefits including minimizing hillside impacts in the Clear Creek watershed and providing a buffer between future recreational trail users and potential residents.

In summary, the subject parcels, along with the proposed trail segment, provide an important link to the Clear Creek Trail and possible future trails in Carson City. Our department would like to continue working with the Nevada Division of State Lands on a solution to complete the Clear Creek Trail. As long as these items are addressed by the applicant, our department supports approval of the Master Plan Amendments and Zoning Map amendments.

FINDINGS: Staff recommends the following findings for approval of the Master Plan Amendment pursuant to the Carson City Municipal Code Section 18.02.070, Master Plan and 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

Master Plan Amendment Findings

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

The proposed amendment is in substantial compliance with the following goals and policies of the Master Plan:

Goal 1.5 – Foster Cooperation on Master Plan Issues

1.5a – Coordination with Adjoining Counties

The proposed amendment demonstrates the City's willingness and ability to coordinate with adjacent Douglas County to work toward the ultimate goal of providing the final piece of a shared recreational trail for the benefit of residents and visitors throughout the region.

1.5b – Coordination with State and Federal Agencies

The proposed amendment demonstrative the City's willingness and ability to coordinate with the State of Nevada to provide productive land uses for state-owned property while minimizing land use conflicts with surrounding uses.

Goal 2.1 – Encourage Diversity in Citywide Land Use Mix

2.1a – Range of Land Use Opportunities

The proposed amendment will contribute to the desire for a mix of residential land use types throughout Carson City by providing additional rural residential housing opportunities.

- 2. The proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The proposed amendment will continue the Rural Residential land use designation that currently exists to the east of the subject parcels. The Rural Residential designation provides an appropriate buffer to the Forest Service land to the west.

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

The subject parcels have been made more accessible with the completion of Lake Tahoe Golf Course Drive that occurred after the Master Plan was adopted in 2006. An amendment of the land use from Public/Quasi-Public to Rural Residential is a more desirable use of the land with this accessibility.

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

The proposed amendment will provide a desired pattern of orderly physical growth by adding rural residential to an area that already consists primarily of very low density residential land uses. It will guide future development in this rural area with a limited amount of natural resource impairment and the efficient expenditure of funds for public services, as adequate public services general exist in the area today.

Zoning Map Amendment Findings

- 1. The proposed amendment is in substantial compliance with and supports the goals and policies of the Master Plan.**

The proposed amendment demonstrates the City's willingness and ability to coordinate with adjacent Douglas County to work toward the ultimate goal of providing the final piece of a shared recreational trail for the benefit of residents and visitors throughout the region.

1.5b – Coordination with State and Federal Agencies

The proposed amendment demonstrative the City's willingness and ability to coordinate with the State of Nevada to provide productive land uses for state-owned property while minimizing land use conflicts with surrounding uses.

Goal 2.1 – Encourage Diversity in Citywide Land Use Mix

2.1a – Range of Land Use Opportunities

The proposed amendment will contribute to the desire for a mix of residential land use types throughout Carson City by providing additional rural residential housing opportunities.

2. **That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity.**

The proposed amendment will continue the Single Family 5 Acre zoning that currently exists to the east of the subject parcels. Single Family 5 Acre zoning provides an appropriate buffer to the Forest Service land to the west.

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

The proposed amendment is not anticipated to negatively impact existing or planned public services or facilities as adequate public services and facilities generally exist in the area already. The amendment will not adversely impact the public health, safety and welfare as it is promoting low density residential land uses in an area that is predominantly lot density residential already.

Attachments:

Planning Commission Master Plan Amendment Resolution 2014-PC-2
Draft Zoning Map Amendment Ordinance
Engineering Comments
Fire Department Comments
Parks and Recreation Department Comments
Support Letter from Douglas County

RESOLUTION 2014-PC-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-14-140, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF PROPERTY LOCATED SOUTH OF HIGHWAY 50 WEST AT LAKE TAHOE GOLF COURSE DRIVE, APNS 007-131-34 AND -35 AND 007-051-85 AND -86 FROM PUBLIC/QUASI-PUBLIC (P/QP) TO RURAL RESIDENTIAL (RR).

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

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

WHEREAS, on November 18, 2014, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-14-140 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

NOW, THEREFORE, the Carson City Planning Commission hereby recommends to the Board of Supervisors approval of the Master Plan Amendment to change the Land Use designation of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86 from Public/Quasi-Public (P/QP) to Rural Residential (RR), as illustrated in the attached Exhibit A.

ADOPTED this 18th day of November, 2014.

VOTE:

AYES:

NAYS:

ABSENT:

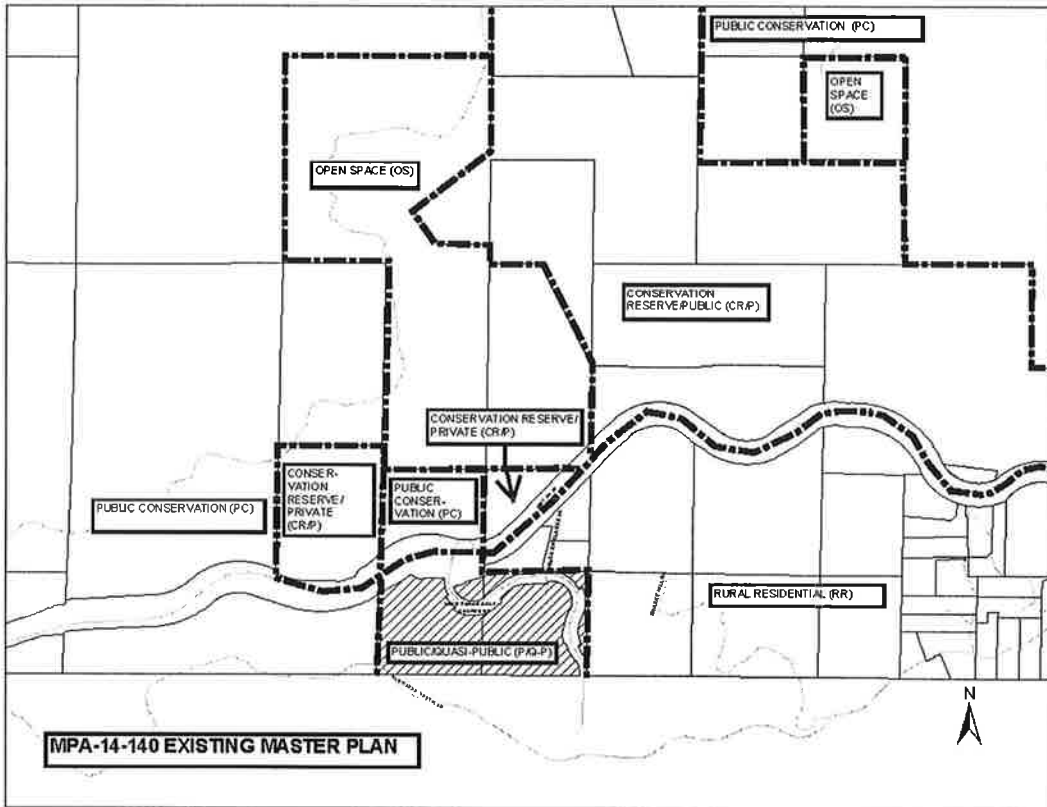
George Wendell, Chairman

ATTEST:

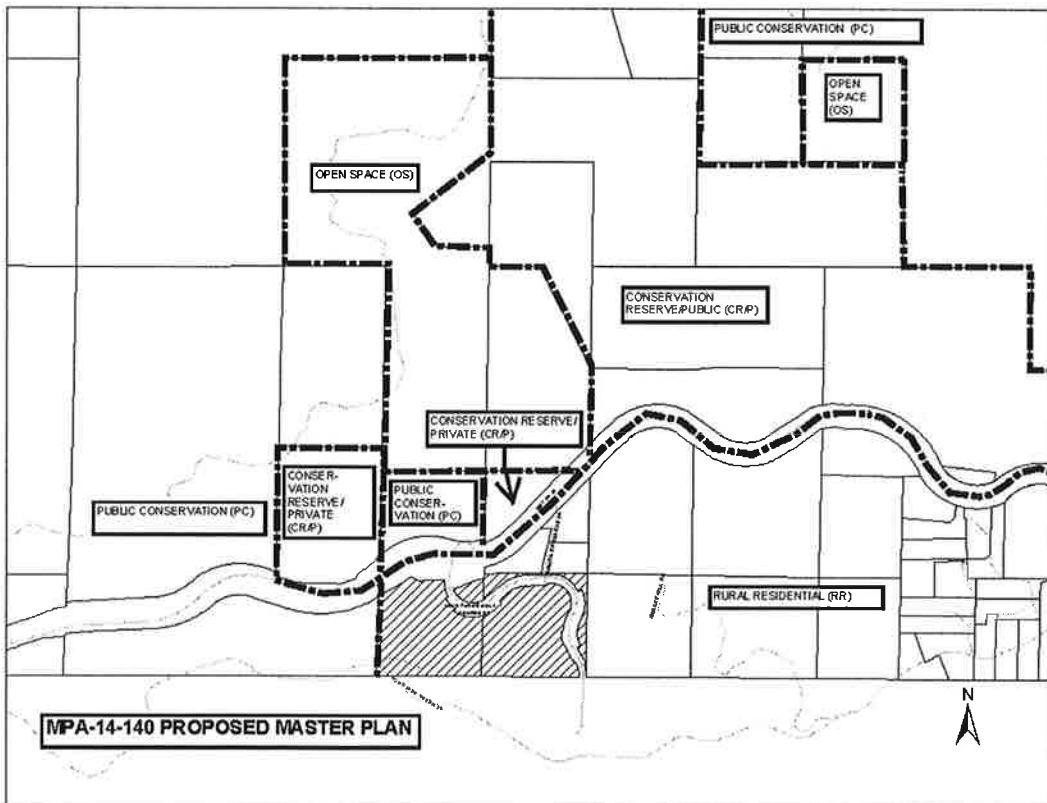
LEE PLEMEL, AICP
Community Development Director

EXHIBIT A

Existing Master Plan



Proposed Master Plan



BILL NO. ____

ORDINANCE NO. 2014- _____

AN ORDINANCE TO CHANGE THE ZONING OF PROPERTY LOCATED SOUTH OF HIGHWAY 50 WEST AT LAKE TAHOE GOLF COURSE DRIVE, APNS 007-131-34 AND -35 AND 007-051-85 AND -86 FROM CONSERVATION RESERVE (CR) TO SINGLE FAMILY 5 ACRE (SF5A).

Fiscal Effect: None

THE CARSON CITY BOARD OF SUPERVISORS DO ORDAIN:

SECTION I:

An application for a Zoning Map Amendment on Assessor's Parcel Numbers 007-131-34 and -35, and 007-051-85 and -86, properties owned by the State of Nevada, Division of Lands located south of Highway 50 West at Lake Tahoe Golf Course Drive, was duly submitted by the Carson City Planning Division in accordance with Section 18.02.075, et seq. of the Carson City Municipal Code (CCMC). The request will result in the zoning designation to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35, and 007-051-85 and -86, from Conservation Reserve (CR) to Single Family 5 Acre (SF5A). After proper noticing pursuant to NRS 278 and CCMC Title 18, on November 18, 2014, the Planning Commission, during a public hearing, reviewed the Planning Division staff report, took public comment and voted ___ ayes and ___ nays to recommend to the Board of Supervisors approval of the Zoning Map Amendment.

SECTION II:

Based on the findings that the Zoning Map Amendment would be in substantial compliance with the goals, policies and action programs of the Master Plan, that the amendment will provide for land uses compatible with existing adjacent land uses and

will not have detrimental impacts to other properties in the vicinity, that the Amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare, and that the request satisfied all other requirements for findings of fact enumerated in CCMC Section 18.02.075(5), the zoning map of Carson City is amended, changing the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs 007-131-34 and -35 and 007-051-85 and -86, from Conservation Reserve (CR) to Single Family 5 Acre (SF5A) as shown on "Exhibit A" attached.

PROPOSED this ____ day of _____, 2015.

PROPOSED BY Supervisor _____

PASSED on the ____ day of _____, 2015.

VOTE:	AYES:	_____

	NAYS:	_____

	ABSENT:	_____

ROBERT L. CROWELL, Mayor

ATTEST:

ALAN GLOVER, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____, 2015.

Exhibit A

EXISTING ZONING

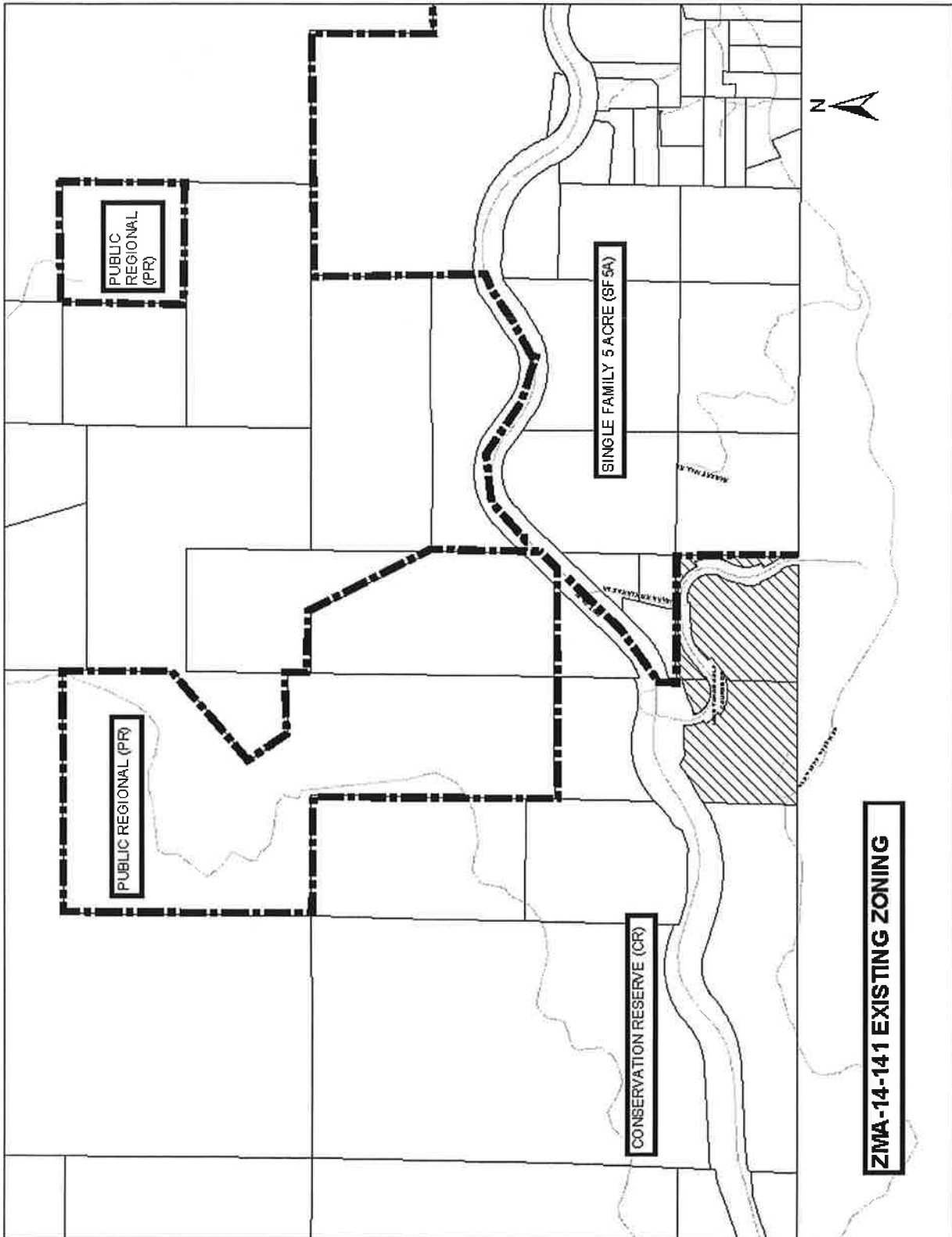
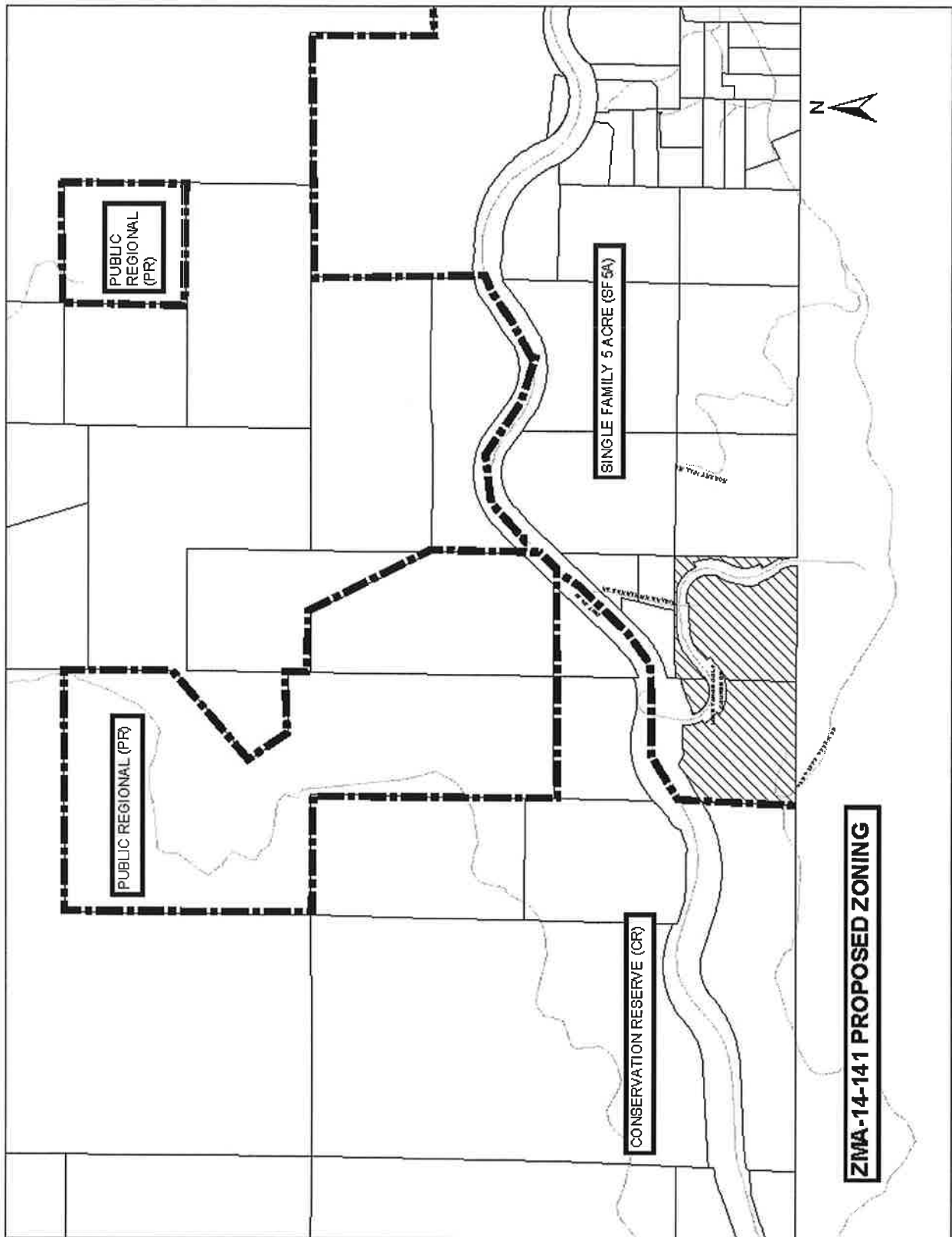


Exhibit A, Continued

PROPOSED ZONING





**Engineering Division
Planning Commission Report
File Number MPA 14-140**

TO: Planning Commission

FROM: Rory Hogen, E.I.

DATE: Oct. 29, 2014

MEETING DATE: November 18, 2014

SUBJECT TITLE:

Action to consider a Master Plan Amendment for parcels 07-031-34 and 35, and 07-051-85 and 86 on Hwy 50 W near Tahoe Golf Course Dr. The zoning is proposed to be changed from Public/Quasi-Public to Rural Residential.

RECOMMENDATION:

The Engineering Division has no preference or objection to the amendment requested. Information submitted with the application has demonstrated that infrastructure can support the request within standard development practices. Two items that must be addressed with any development are the following:

1. The existing abandoned sewer facility located on one of the parcels must be removed.
2. This is an area with highly erosive soils. Any development will require significant drainage and erosion protection improvements.
3. All new lots must connect to the City sewer main.

DISCUSSION:

The Engineering Division has reviewed the request within our areas of purview relative to adopted standards and practices and to the provisions of CCMC 18.02.075, Change of Land Use District and Code Amendments. The following discussion is offered.

CCMC 18.02.080(2a) - Adequate Plans

The information submitted by the applicant is adequate for this analysis.

CCMC 18.02.080 (5c) - Traffic/Pedestrians

The adjacent streets are adequate to handle existing development as well as any anticipated future development allowed within the requested zoning.

CCMC 18.02.080 (5d) - Public Services

Public sewer is available at this site and is expected to be adequate for the facility. Water will have to be obtained through the drilling of wells.



CARSON CITY, NEVADA

CONSOLIDATED MUNICIPALITY AND STATE CAPITAL

MEMORANDUM

TO: Susan Dorr Pansky, Planning Manager

FROM: Roger Moellendorf, Parks and Recreation Director
Ann Bollinger, Open Space Administrator *Ann Bollinger*
Vern L. Krahn, Senior Park Planner

SUBJECT: MPA-14-140 and ZMA-14-141 (APNs 007-031-34 and 007-051-85 and-86)

DATE: November 6, 2014

Carson City's Unified Pathways Master Plan (UPMP), revised in March 2007, identifies a trail and trailhead within the vicinity of the subject parcels. As background information, the Carson City Parks and Recreation Department has participated with numerous stakeholders for the past several years towards the implementation of Carson City's Master Plan and UPMP in this area. In early 2014, a seven-mile segment of the Clear Creek Trail was opened to the public. The current access and majority of the trail lies in Douglas County. In Carson City, however, the Clear Creek Trail dead-ends at the westernmost boundary of the subject parcels (see applicant's exhibit). For additional information on the history of the Clear Creek Trail, please find the attached document written by Mr. Jeremy Vlean with the Carson Valley Trails Association.

The Open Space Master Plan also supports trails and trail corridors. Additionally, the Open Space Master Plan identifies the subject parcels as undeveloped land with desirable open space attributes and within the Hillside Open Space Priority Area. Our department is not proposing open space preservation; rather our department requests the consideration and use of cluster development in this area. The Open Space Master Plan states, on page 35:

Cluster development

Instead of spreading development evenly across a parcel, cluster development results in smaller lots grouped on one portion of the site, leaving the rest of the land undeveloped. For example, on a 10-acre tract of land zoned for 1 unit per acre, rather than 10 1-acre lots, cluster development might result in 10 ½-acre lots, leaving 5 acres of Open Space. Cluster development can be implemented through zoning requirements or incentives (more units if they are clustered). Usually site plan criteria are established so the Open Space protects the most valuable resources: agricultural land, wildlife habitat, visible hillsides, etc. The Open Space is usually protected by a permanent conservation easement granted to a public agency or land trust. Currently the Carson City Planned Unit Development ordinance allows the use of this tool.



The use of cluster development could serve multiple benefits including minimizing hillside impacts in the Clear Creek watershed and providing a buffer between future recreational trail users and potential residents.

In summary, the subject parcels, along with the proposed trail segment, provide an important link to the Clear Creek Trail and possible future trails in Carson City. Our department would like to continue working with the Nevada Division of State Lands on a solution to complete the Clear Creek Trail. As long as these items are addressed by the applicant, our department supports approval of the Master Plan Amendments and Zoning Map amendments.

Thank you for the opportunity to submit comments on this Master Plan Amendment and Zoning Map Amendment. If you have any questions, please do not hesitate in contacting Ann Bollinger, Open Space Administrator, at 775-283-7337 or at ABollinger@carson.org.

Clear Creek Trail and Clear Creek Trailhead Current Status; October 1, 2013

The Clear Creek Trail near Carson City has been an ongoing collaborative trail project with many different public, private, corporate and non-profit partners for over five years. During September, 2008 representatives from the State of Nevada, U.S. Forest Service (USFS), Douglas County, Carson City, Manhard Consulting (representing Clear Creek Tahoe), The Nature Conservancy, Carson Valley Trails Association, Washoe Tribe, Clear Creek Watershed Council and area private landowners met on Nevada State Lands (NSL) property at the interchange of Hwy 50 and Tahoe Golf Club Drive. This area was discussed and agreed to as the most suitable location for the Clear Creek Trailhead. Ideas on other recreation opportunities were also discussed within the NSL property.

This trailhead would fulfill Clear Creek Tahoe's obligation to fund and construct a public trailhead for the Clear Creek Trail as part of their private development approval by Douglas County. Manhard Consulting would coordinate the construction of the trailhead with NDSL and early communication with NDSL was positive. NDSL stated there were no plans to do anything else there or to eventually sell the property. If a sale of the property were to occur, the Clear Creek Trailhead would likely be kept open for public access.

This location would satisfy the area landowners by keeping vehicular traffic away from their property, and would satisfy the general public by providing easy access to the trail directly adjacent to the Hwy 50 interchange. This location was previously identified as a future trailhead and trail as shown on the adopted 2003 Douglas County Comprehensive Trails Plan and Carson City's 2006 Unified Pathways Master Plan. This would provide the opportunity to connect the Clear Creek Trail to the Ash Kings Trail west of Carson City.

With the Clear Creek Trailhead location identified to anchor the north end of the Clear Creek Trail, a trail layout was then mapped to connect to the south anchoring Jacks Valley Trailhead near the Jacks Valley Elementary School. The U.S. Forest Service was then able to accept payment from the Carson Valley Trails Association for \$65,122.88 to begin their two-year Environmental Assessment process for the clearance and approval to build the Clear Creek Trail on U.S. Forest Service lands between these two trailheads. This payment also included simultaneous analysis to study, and later approve the proposed Genoa Trail System.

A second on-site meeting at the Clear Creek Trailhead occurred in September, 2009 with many of the same representative entities. It was learned that NDOT was proposing a drainage retention basin at the same location as the Clear Creek Trailhead on State property. There was agreement that consolidation of the trailhead and retention basin would be compatible. A third on-site meeting at the Clear Creek Trailhead occurred in September, 2010 to once again review the consolidated retention basin and trailhead prior to the USFS approving the trail system.

During March, 2011, the U.S. Forest Service completed the environmental analysis and public involvement on the Clear Creek and Genoa Trail systems and approved the construction of each trail system. During September, 2011, Nevada Energy donated \$3,500 for the Clear Creek Trailhead kiosk, currently built and ready to install.

During spring, 2012 Nevada State Parks advised the CVTA to submit a Recreational Trails Program Grant for the construction of the Clear Creek Trail for those segments on USFS lands. This project was viewed as a desirable project to fund because of the numerous collaborative partnerships involved which included Clear Creek Tahoe, Douglas County, Carson City, USFS, NDSL, NDOT, CVTA, Great Basin Institute, The Nature Conservancy, Washoe Tribe and area landowners. The CVTA wrote and submitted the grant application which was fully funded for up to \$129,610 for trail construction on USFS lands by the Nevada Conservation Corps.

During a presentation by NDOT to the Clear Creek Watershed Council in spring, 2012 it was learned that NDSL was not going to allow NDOT to construct the retention basin on this State property. Follow up meetings and conference calls with Carson City, Douglas County, Carson Valley Trails Association, Manhard Consulting, Clear Creek Tahoe, The Nature Conservancy and USFS ensued over the course of the year to continue contacts with the State of Nevada and encourage the continued plan to construct the Clear Creek Trailhead at this location on State Lands. Additionally, contacts with NDOT occurred to discuss the option of locating the trailhead on NDOT right-of-way property if NDSL would not allow for the trailhead. NDOT has since declined and will not consider the trailhead on their right-of-way partly because of their compacted design for the retention basin within their own right-of-way.

Trail construction began in January, 2013. By June, about five miles of the Clear Creek Trail was completed on most of the private land trail segments. These trail easements on private lands were generously donated, at no fee, by Clear Creek Tahoe and a neighboring property owner. Douglas County kindly provided \$3,000 for the mapping and staking services of R.O. Anderson for the neighboring trail easement. The Nature Conservancy manages the Clear Creek Conservation Easement on Clear Creek Tahoe property and has been very supportive and assistive of the trail system within the conservation easement.

Over 3,000 construction hours and more than 500 different individuals have donated their time to build the trail through the CVTA, The Nature Conservancy and many area corporations including Starbucks Carson Valley Roasting Plant & Distribution Center, Harrah's Lake Tahoe and Reno, Harveys Lake Tahoe, Harley-Davidson Financial Services, GE Measurement and Control, Southwest Gas and NPL.

During June, a formal letter from NDSL was written to The Nature Conservancy, Carson City and Manhard Consulting stating their support of the CVTA's work, but do not believe that recreation purposes should be made available on this property. NDSL intends to eventually sell part or all of the 120 acre property, potentially for commercial or residential development when the market improves. This property is the only public access opportunity to USFS lands in this area. Providing public access on NDSL property is believed to create an encumbrance on the property that would devalue it. Stakeholders including the Nature Conservancy offered to work together to secure funding and craft a formal offer to purchase the state owned parcel to ensure continued public use but NDSL has indicated they want to wait until the market values increase before they offer it for sale.

Currently, 8.5 miles of the Clear Creek Trail are complete. Volunteer and Nevada Conservation Corps trail crews continue to work on the trail this fall. There is about 1 mile left to build in the vicinity of the Clear Creek Trailhead. The final 150 yards of this 10.5-mile trail are on NDSL property to reach the intended trailhead location. A narrow 10-foot trail easement and small parking area on NDSL property very close to the NDOT Hwy 50 right-of-way adjacent to the interchange is all that is necessary to complete the project. The trailhead is fully funded by Clear Creek Tahoe and they are ready to begin construction. The trail is scheduled for public opening during spring, 2014.

Clear Creek Trail

Spoooner Summit: 4.5 miles
Highway 395: 4.6 miles

0 0.25 mi Highway 50



Highest Point on Trail 6200 ft

3.5 mi

Knob Point 6050 ft



Highway 395: 1.5 miles

Genoa: 6.5 miles

Jacks Valley Elementary School

Jacks Valley Road 5050 ft
Jacks Valley Trailhead 4950 ft

6.5 mi

TRAIL USE

- Hiking
- Bicycles
- Equestrians
- Dogs Controlled
- No Campfires
- No Motor Vehicles

LAND OWNERSHIP

- Private
- State of Nevada
- U.S. Forest Service

TRAIL COURTESY



LEGEND

- Auto Parking
- Auto/Trailer Parking
- Distance Interval
- Seasonal Water
- Year-Round Water



TRAIL USERS:

The Clear Creek Trail travels through multiple property owners! Please respect the generosity of those land owners who have provided this public access by keeping off cross roads and staying on the designated trail at all times.

Enjoy the Clear Creek Trail!

Trail Information

Approximate conditions

Trail Segment	Length	Typical Grade	Maximum Grade	Total Elevation Gain	Total Elevation Loss	Typical Width	Minimum Width	Surface Type
Jacks Valley TH to Knob Point	7.0 mi	5%	20%	1400 ft	250 ft	24 in	16 in	Soil & Sand
Jacks Valley TH to End of Trail	10.5 mi	5%	20%	1700 ft	650 ft	24 in	16 in	Soil & Sand

Susan Dorr Pansky

From: Dave Ruben
Sent: Wednesday, October 08, 2014 10:17 AM
To: Lee Plemel
Cc: Susan Dorr Pansky
Subject: MPR 14-086

Lee, see below for our comments:

- Development must be compliant with the currently adopted edition of the Interational Wildland Urban Interface Code.
- Access must be provided from Lake Tahoe Golf Course Drive. There must be two ways out of the developed area back to Lake Tahoe Golf Course Drive.
- Fire suppression water must be available either by community water system or individual water tanks on each parcel. Alternative means and methods to the water supply requirements will be considered.

Dave Ruben

Captain – Fire Prevention
Carson City Fire Department
777 S. Stewart Street
Carson City, NV 89701

Direct 775-283-7153
Main 775-887-2210
FAX 775-887-2209



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November 3, 2014

Carson City Planning Commission
108 E. Proctor Street
Carson City, NV 89701

Re: MPA-14-140 & ZMA-14-141

Dear Planning Commissioners:

Capitalizing on outdoor recreation is one of the focus areas of the Douglas County Economic Vitality Plan. Through partnerships with nonprofit, private and public sectors the County has added more than 45 miles of new trails in the last three years to be enjoyed by residents and visitors alike. Trails maps are the most requested resource at the Carson Valley Visitors Authority as visitors are discovering local trails.

Trails are a regional asset connecting communities. Users that start in one county can easily find themselves in another by the end of the hike. Carson City is a partner in our trail planning efforts. The 10.5 mile Clear Creek Trail is an example of such partnership. The trailhead begins on Jacks Valley Road in Douglas County near the Jacks Valley School. It terminates near US 50 and Tahoe Golf Course Drive in Carson City where a future trailhead is yet to be built on or near one of these subject properties.

Nevada State Lands feels the Master Plan Amendment and Zoning Map Amendment will allow the agency to consider an easement for the trailhead in the future. This will be beneficial to both our communities.

The Douglas County Economic Vitality Program is committed to working with Nevada State Lands and Carson City to make that happen.

Sincerely,

Lisa Granahan
Economic Vitality Manager

Mailing Address: P.O. Box 218, Minden, NV 89423