



Carson City Planning Division

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MEMORANDUM – LATE INFORMATION

Board of Supervisors Meeting of December 4, 2014

LATE MATERIAL

MEETING DATE 12/4/14

ITEM # Items 21B and C

TO: Board of Supervisors

FROM: Susan Dorr Pansky, AICP
Planning Manager

DATE: December 2, 2014

SUBJECT: MPA-14-140 and ZMA-14-141 LATE INFORMATION – AGENDA, BOARD ACTION REPORT AND PLANNING COMMISSION STAFF REPORT CORRECTIONS

It has been brought to the Planning Division's attention that an error was made on the Planning Commission Staff Reports, Zoning Ordinance, Board Action Reports and Agenda for the December 4, 2014 Board of Supervisors meeting with regard to the Assessor's Parcel Numbers (APNs). Staff incorrectly stated the first two subject property APNs as 007-131-34 and -35 when the correct APNs are 007-031-34 and -35. Below, please find corrections for each applicable item. **Bold, underlined** text is added, [~~stricken~~] text is deleted.

AGENDA CORRECTIONS

21. Community Development – Planning

- B) For Possible Action: To approve 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~~] **007-031-34** and -35 and 007-051-85 and -86 from Public/Quasi-Public (P/QP) to Rural Residential (RR). (MPA-14-140) (*Susan Dorr Pansky*)

Staff Summary: The subject properties are owned by the State of Nevada, Division of State Lands. The proposed amendment would make the Master Plan Land Use designation consistent with adjacent Rural Residential properties to the east in preparation for ultimate disposal of the property by the State. The Planning Division has initiated this process on the State's behalf with the ultimate goal of gaining a public trail and trailhead on the property through future development.

- C) For Possible Action: To introduce, on first reading, an ordinance to change to zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs [~~007-131-34~~] **007-031-34** and -35 and 007-051-85 and -86 from Conservation Reserve (CR) to Single Family 5 Acre (SF5A). (ZMA-14-141) (*Susan Dorr Pansky*)

Staff Summary: The subject properties are owned by the State of Nevada, Division of State Lands. The proposed amendment would make the zoning consistent with adjacent Single Family 5 Acre properties to the east in preparation for ultimate disposal of the property by the State. The Planning Division has initiated this process on the State's behalf with the ultimate goal of gaining a public trail and trailhead on the property through future development.

BOARD ACTION REPORT CORRECTIONS

Below are the specific corrections for each Board Action Report. In addition to the corrections made here, please see complete amended Board Action Reports attached.

Master Plan Amendment

Subject Title: For Possible Action: To approve 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~~] **007-031-34** and -35 and 007-051-85 and -86 from Public/Quasi-Public (P/QP) to Rural Residential (RR). (MPA-14-140) (Susan Dorr Pansky)

Recommended Board Action: I move to approve 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~~] **007-031-34** 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

Subject Title: For Possible Action: To introduce, on first reading, Bill No. _____, an ordinance to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs [~~007-131-34~~] **007-031-34** and -35 and 007-051-85 and -86 from Conservation Reserve (CR) to Single Family 5 Acre (SF5A). (ZMA-14-141) (Susan Dorr Pansky)

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs [~~007-131-34~~] **007-031-34** 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.

ZONING MAP AMENDMENT ORDINANCE CORRECTION

Please see the complete amended Zoning Map Amendment Ordinance attached.

PLANNING COMMISSION STAFF REPORT CORRECTION

In all instances in the Planning Commission Staff Reports where APNs [~~007-131-34~~] and -35 are listed, they are replaced with **007-031-34** and -35 as stated in this memo.

Please note that the Notice of Public Hearing and the Agenda for the November 18, 2014 Planning Commission stated the correct APNs, resulting in proper noticing to the public as required by State law and Carson City Municipal Code.

If you have any questions, please contact me at (775) 283-7076 or via email at spansky@carson.org. We apologize for this error and any inconvenience it may have caused.

**City of Carson City
Agenda Report**

Date Submitted: November 24, 2014

Agenda Date Requested: December 4, 2014

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Community Development Department – Planning Division

Subject Title: For Possible Action: To approve 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~~] 007-031-34 and -35 and 007-051-85 and -86 from Public/Quasi-Public (P/QP) to Rural Residential (RR). (MPA-14-140) (Susan Dorr Pansky)

Summary: The subject properties are owned by the State of Nevada, Division of State Lands. The proposed amendment would make the Master Plan Land Use designation consistent with adjacent Rural Residential properties to the east in preparation for ultimate disposal of the property by the State. The Planning Division has initiated this process on the State's behalf with the ultimate goal of gaining a public trail and trailhead on the property through future development.

Type of Action Requested:

Resolution

Formal Action/Motion

Ordinance

Other (No Action)

Does This Action Require a Business Impact Statement: Yes No

Planning Commission Action: Voted 4-0 (3 absent) in favor of recommending approval of the Master Plan Amendment on November 18, 2014. CCMC 18.02.070(9) requires that the Planning Commission Resolution adopting the Master Plan Amendment be carried by a vote of not less than two-thirds of the total Planning Commission membership, which equates to an affirmative vote of five members of the Commission. Since five Commission members were not present at the meeting and an affirmative vote of only four members was made, the Resolution recommending approval to the Board of Supervisors did not pass. The Board may consider the Planning Commission's vote and approve, deny, or modify the requested Master Plan Amendment.

Recommended Board Action: I move to approve 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~~] 007-031-34 and -35 and 007-051-85 and -86 from Public/Quasi-Public to Rural Residential, based on the findings contained in the staff report.

Explanation for Recommended Board Action: The Board of Supervisors is required to take final action on all Master Plan Amendments. Please see the attached staff report to the Planning Commission for additional information.

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

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

- 1) Deny the application
- 2) Refer the application back to the Planning Commission for further review

Supporting Material:

- 1) Planning Commission Case Record
- 2) Planning Commission Staff Report

Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: _____
(Community Development Director)

(City Manager)

(District Attorney's Office)

(Finance Director)

Date: _____
Date: _____
Date: _____
Date: _____

Board Action Taken:

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

_____ (Vote Recorded By)

**City of Carson City
Agenda Report**

Date Submitted: November 24, 2014

Agenda Date Requested: December 4, 2014

Time Requested: 15 minutes

To: Mayor and Board of Supervisors

From: Community Development Department – Planning Division

Subject Title: For Possible Action: To introduce, on first reading, Bill No. _____, an ordinance to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs [~~007-131-34~~] 007-031-34 and -35 and 007-051-85 and -86 from Conservation Reserve (CR) to Single Family 5 Acre (SF5A). (ZMA-14-141) (Susan Dorr Pansky)

Summary: The subject properties are owned by the State of Nevada, Division of State Lands. The proposed amendment would make the zoning consistent with adjacent Single Family 5 Acre properties to the east in preparation for ultimate disposal of the property by the State. The Planning Division has initiated this process on the State's behalf with the ultimate goal of gaining a public trail and trailhead on the property through future development.

Type of Action Requested:

Resolution
 Formal Action/Motion

Ordinance – First Reading
 Other (No Action)

Does This Action Require a Business Impact Statement: Yes No

Planning Commission Action: Recommended approval on November 18, 2014 with a vote of 4 ayes, 0 nays and 3 absent.

Recommended Board Action: I move to introduce, on first reading, Bill No. _____, an ordinance to change the zoning of property located south of Highway 50 West at Lake Tahoe Golf Course Drive, APNs [~~007-131-34~~] 007-031-34 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.

Explanation for Recommended Board Action: The Board of Supervisors is required to take final action on all zoning map amendments. This is the first of two readings to amend the Title 18 City Zoning Map by ordinance. Please see the attached staff report to the Planning Commission for additional information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.075 (Zoning Map Amendments)

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives:

- 1) Deny the application
- 2) Refer the application back to the Planning Commission for further review

Supporting Material:

- 1) Ordinance
- 2) Planning Commission Case Record
- 3) Planning Commission Staff Report

Prepared By: Susan Dorr Pansky, Planning Manager

Reviewed By: _____
(Community Development Director)

(City Manager)

(District Attorney's Office)

(Finance Director)

Date: _____
Date: _____
Date: _____
Date: _____

Board Action Taken:

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

_____ (Vote Recorded By)

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~~] **007-031-34** 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~~] **007-031-34** 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~~] **007-031-34** 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 4 ayes and 0 nays with 3 absent 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~~] **007-031-34** 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 _____, 2014.
 PROPOSED BY Supervisor _____

PASSED on the _____ day of _____, 2014.

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 _____, 2014.

Exhibit A

EXISTING ZONING

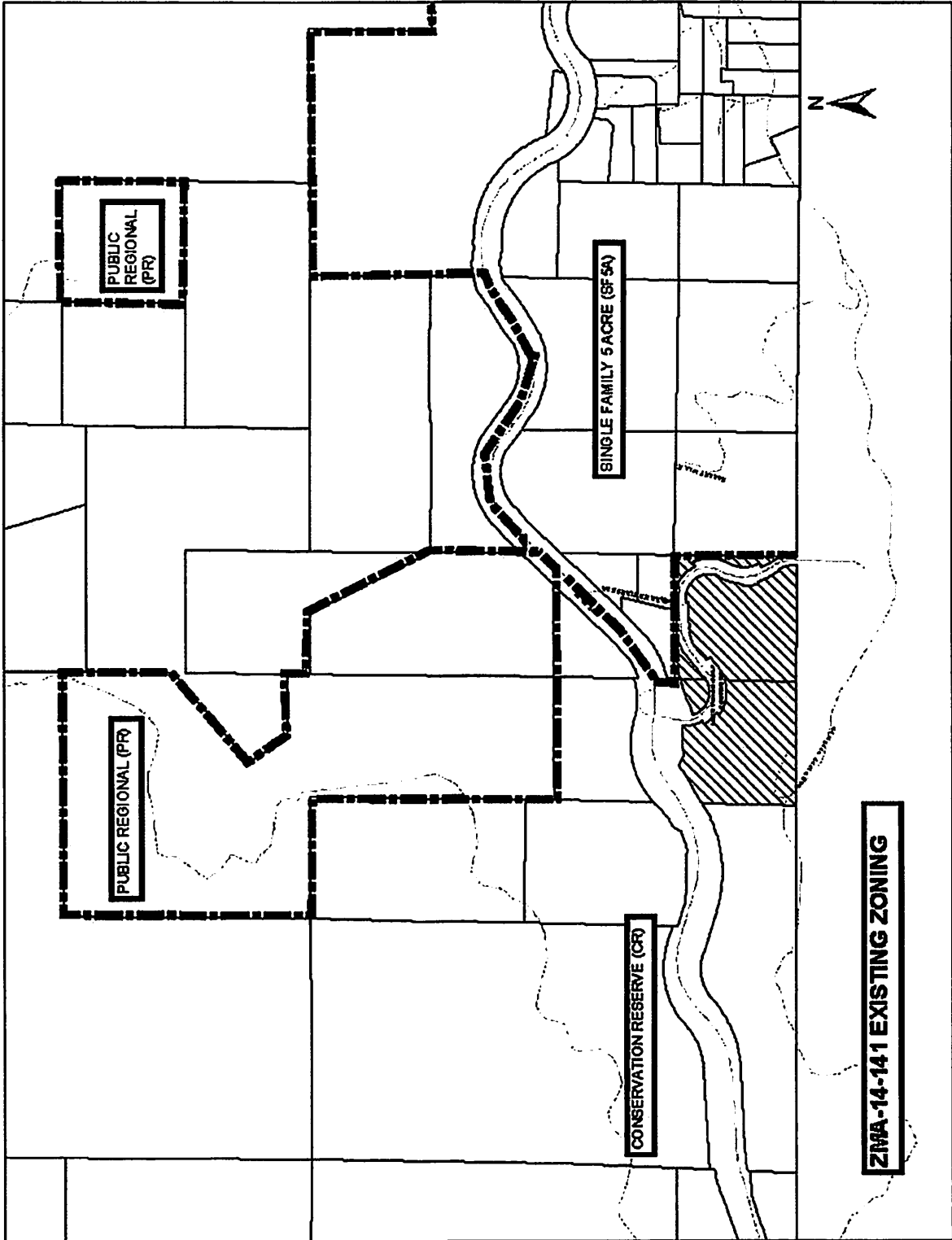


Exhibit A, Continued

PROPOSED ZONING

