

Appendix A: Related Plans & Implementation Documents

Following is a list of related plans and regulatory documents which are intended to be used in conjunction with the Master Plan. Although their broad policy intent is reflected within the citywide Master Plan and they are in most instances considered ‘elements’ of the citywide Master Plan, Related Plans provide more focused background information along with more detailed policies and actions that pertain to a specific area of focus. Regulating Documents serve as implementing mechanisms of the Plan (e.g., Zoning Code, Development Regulations).

RELATED PLANS

The public review process for the adoption of the Electric Master Plan is anticipated to begin shortly after the adoption of the Comprehensive Master Plan. The Electric Master Plan will be incorporated as an element of the Comprehensive Master Plan upon its adoption by the City.

ARTS AND CULTURE MASTER PLAN (2016)

The purpose of the Arts and Culture Master Plan is to provide access, leadership, opportunity and support to the cultural community and promote quality, diversity and economic growth benefiting the whole community. It is important to encourage life-long participation in arts and culture and make cultural events accessible to all Carson City residents through performances, exhibits, events and activities in neighborhoods throughout the community. The Arts and Culture Master Plan provides the following:

- Extending and Equalizing Access: Provide for sensitivity to changing demographics, and to economic, physical and cultural barriers;
- Conducting Ongoing Cultural Planning: Engage in ongoing cultural planning including neighborhood initiatives and comprehensive regional planning;
- Creating a Nurturing Cultural Environment: Support artists, arts organizations, arts-related businesses and audiences

throughout the urban, suburban and rural communities in and around Carson City;

- Improving Quality: Programs, services and events which serve to expand and advance artistic and administrative quality;
- Preserving Cultural Pluralism and Promoting Diversity: Nurture and support multicultural diversity of art, heritage and cultural traditions;
- Promoting Aesthetic Considerations in Local Decision Making: Focus on aesthetics of the built environment and urban “placemaking” as well as on the role of arts and culture in economic development, cultural tourism and community problem-solving.

PARKS AND RECREATION MASTER PLAN (2006)

The purpose of the Parks and Recreation Master Plan is to identify the parks and recreation needs of today’s residents, to anticipate those of tomorrow, and to assure they will be met through proper planning. The Parks and Recreation Master Plan provides the following:

- A broad-based vision of where we the City is today and where it wishes to go (with regard to parks and recreation);
- A planning tool to coordinate the development of parks and recreation in conjunction with other land use decisions in the City;
- A compilation of policies that guide future decision-making with regard to parks and recreation; and
- An action-oriented list of strategies that become the Parks and Recreation Department’s “to do” list for upcoming years.

UNIFIED PATHWAYS MASTER PLAN (2006)

The Unified Pathways Master Plan was developed concurrent with this Master Plan and the Parks and Recreation Plan and provides an evaluation of pathway needs in Carson City, incorporates additions and improvements to the City’s existing pathways system, and also offers solutions to reduce conflicts and safety concerns. The Plan contains a map of existing and planned pathways facilities for the City.

There are currently several plans governing pathways in the Carson City area including the City’s Bicycle Systems plan, BLM trails plans, USFS trails plans and State trails plans. There is no one document that guides the design and implementation of the City’s sidewalk, bicycle facilities and off-street trail system. By

creating a consolidated pathways plan, the City will be able to consistently plan and update its pathways system. This Plan will direct the planning, development and management of Carson City's pathways. It is intended to serve as the guiding document for the expansion of Carson City's pathways system and will be incorporated into the City's overall Master Plan.

The Carson City's Unified Pathways Master Plan will show connections to other agencies' trails. It will also propose new trails and trail heads to be implemented in partnership with other agencies. While the Unified Pathways Master Plan will serve as the 'umbrella' document for guiding the development of Carson City's pathways system.

WASTEWATER COLLECTION SYSTEM MASTER PLAN (2006)

The Wastewater Collection System Master Plan outlines capital improvements related to continued growth within the City as well as to provide a plan for rehabilitation and replacement of the existing City sewer collection system.

The final report is expected to be completed in the summer of 2006 and will provide the following:

- A computerized sewer system model based on land uses for existing developed areas, and build out based on the new land use plan. Average and peak flow rates for use in planning and forecasting will be determined.
- Flow monitoring is being conducted at 25 locations for 1 week to check zoning and land use flow rate calculations and to also produce diurnal curves for use in the computer model.
- Review and inventory of the existing collection system attribute data.
- Integration of attribute data with the Carson City GIS System.
- Review of existing force mains and lift stations capability and future requirements.
- Review of current system ordinances, standards, and guidelines and recommendations for updating.
- Recommendations for maintaining compliance with State and Federal Regulatory Agencies.
- Planning and forecasting sewer system improvements through build-out of the City.
- 5-year and 20-year capital improvement plans.

- Prioritized rehabilitation and replacement plan for the collection system.

WATER MASTER PLAN (2005)

The Water System Master Plan is an integrated planning document that describes existing regulatory and legal commitments, water rights, supply sources, storage and distribution infrastructure and characterization of water use. In addition, minor capital improvements required through 2025 to meet projected demand and the addition of new service areas for a target population of 75,000 to 80,000 persons are presented in the Water System Master Plan.

The Water System Master Plan assumes that up to 80,000 persons will need to be served by the year 2025, although the actual year when this population occurs may extend well past 2025. The City currently has adequate water rights to serve the projected population. The anticipated maximum day demand for water is expected to increase by approximately 37 percent from 2005 to the “buildout” population of up to 80,000, from about 27 million gallons per day to about 37 million gallons per day. This increase will require additional supply sources and storage capacity, as well as upgrades to the City’s water distribution system.

Carson City must plan for maximum supply and storage capacity during the seasonal period when surface water flows and groundwater levels are at their lowest given that: 1) surface water and groundwater resources in its service area are subject to variable climatic variations; and 2) water supply and storage capacities must supply peak demands that occur for a relatively short duration during the summer months. Given that consecutive low-precipitation years can dramatically affect Carson City’s water resources, planning for drought conditions is a key factor in the City’s ability to continue to provide a high level of service to its customers.

STORMWATER MASTER PLAN (2005)

The Stormwater Master Plan is integral part of a larger Stormwater Management Program currently being implemented by Carson City. The Program will guide the City through a number of challenging issues in managing stormwater, including recurring flooding in various areas of the City, increasing demands for infrastructure, and continued competition for funding to upgrade, operate, and maintain the existing drainage system.

The Plan is divided into three phases and will incorporate a majority of the urban area of the City, and will guide development and infrastructure for the next twenty years.

Phase 1 – Completed

- Management and coordination between City staff and consultants on overall GIS data integration.
- Coordination with the City and the City's Storm Drain Advisory Committee (SDAC) to establish Stormwater Utility.

Phase 2 – In progress

- Gather and review existing stormwater data and reports
- Establish a comprehensive inventory of the existing stormwater infrastructure.
- Review and update existing hydrologic model
- Establish working system model
- Provide strategies to enable the City to meet NPDES Phase II requirements.

Phase 3 – Future work

- Develop a series of infrastructure alternatives to mitigate the design storm.
- Assist the City in selecting the most appropriate alternatives.
- Establish accurate construction cost estimates.
- Provide a detailed Stormwater Master Plan document

CARSON AREA 2004 TRANSPORTATION PLAN

Prepared for the Carson Area Metropolitan Planning Organization (CAMPO) and approved July 29, 2004, this plan details the future transportation needs of Carson City based upon population and employment growth estimates and previously established planning goals and visions of Carson City. The plan breaks down the transportation needs into six elements: streets and highways, public transportation, bicycle, pedestrian, airport, and financial.

AIRPORT MASTER PLAN (2001)

The Carson City Airport Master Plan is an adopted element of the citywide Master Plan. The Airport Master Plan was cooperative effort between the Carson City Airport Authority (CCAA) and the Federal Aviation Administration (FAA). This Airport Master Plan

provides a comprehensive analysis of airport facility needs and alternatives with the purpose of providing guidance for the future development of the facility.

The preparation of the Airport Master Plan is evidence that the CCAA recognizes the importance of Carson City Airport to the community and the region, as well as the associated challenges inherent in accommodating future aviation needs. The cost of maintaining an airport is an investment which yields impressive benefits to a community. A sound and flexible Master Plan will ensure that the Carson City Airport continues to be a major economic asset for the region.

The primary objectives of the Airport Master Plan was to develop and maintain a long-term development program that will yield a safe, efficient, economical and environmentally acceptable air transportation facility. The accomplishment of this objective required the evaluation of the existing airport and a determination of what actions should be taken to maintain an adequate, safe and reliable airport facility that meets the needs of the area. The Airport Master Plan provides an outline of the necessary development and gives responsible officials advance notice of future needs to aid in planning, scheduling and budgeting.

OPEN SPACE PLAN (1999)

The Open Space Plan was created largely in response to voter approval of ballot question #18, the Quality of Life Initiative, which authorized a .25% increase in the sales tax to raise funds for open space, parks, and pathways. The plan provided guidance on how these and other public funds were to be used to acquire properties for open space. The Plan also provides a framework that can be used to achieve certain open space objectives such as:

- Ground water recharge,
- Stormwater management,
- Protection of wildlife habitat,
- Preserving views, and
- Air quality improvement, etc.

CARSON RIVER MASTER PLAN (1996)

The Carson River Master Plan is intended to help set the foundation for any future development along the river in order to protect, enhance, and restore the area's natural and cultural resources. The Plan is administered by the Carson River Advisory Committee and contains a number of goals specific to

the Carson River corridor, a number of which have been implemented during the life of the Plan.

CARSON CITY HISTORICAL/ARCHEOLOGICAL PROPERTIES PRESERVATION PLAN (1996)

This preservation plan is meant to guide the implementation of the historical properties master plan element. This document has three goals regarding historical properties:

- Maintain an inventory listing historical, archeological and architectural properties.
- Preserve significant historical, archeological and architectural properties.
- Prevent the destruction or degradation of significant historical properties.

The plan recommends that these goals be pursued through the appropriate review of actions that may impact or destroy historical, archeological and architectural properties and suggests a variety of tools available to the City to aid in the preservation process. These tools include structure preservation, public purchase, easements, zoning, entombing, excavation and documentation, federal tax incentive for historic rehabilitations, and property tax incentives.

TAHOE REGIONAL PLANNING AGENCY

The western-most portion of Carson City is located within the Lake Tahoe basin. Properties in the Lake Tahoe basin that are within Carson City boundaries are predominantly U.S. Forest Service or State of Nevada-owned, with very few parcels in private ownership.

Properties within the Lake Tahoe basin are subject to the regulations of the Tahoe Regional Planning Agency (TRPA), a bi-state (Nevada and California) regional planning agency, in addition to Carson City land use regulations. The boundary is generally defined by the geographic area where water runoff drains into Lake Tahoe. The TRPA was created to protect the Lake Tahoe environment.

TRPA regulations divide the Lake Tahoe basin into Plan Areas. Plan Area Statements provide a description of land use for particular areas in the Basin. For each Plan Area, a “statement” is made as to how that particular area should be regulated to achieve environmental and land use objectives.

The TRPA Regional Plan, Code of Ordinances and Plan Area Statements should be referred to for properties within the Lake Tahoe basin but are used separately from Carson City planning documents. Where Carson City and TRPA regulations are in conflict, the more restrictive regulation generally applies. More information on TRPA regulations can be obtained at www.trpa.org.

SIERRA PACIFIC POWER COMPANY ELECTRIC MASTER PLAN

The Sierra Pacific Power Company (SPPCo) worked concurrently with the Envision Carson City planning process on an Electric Master Plan as an element of the Carson City Comprehensive Master Plan.

To develop the Electric Master Plan, it is important to know not only how much growth is anticipated to occur in Carson City, but also where that growth will occur. This allows for the proper planning of future electric facilities, including substations and transmission lines, to serve the community in the future. SPPCo planners worked with City staff during the Envision Carson City process to ensure that electric plans will be consistent with the proposed land use development pattern in terms of where new residential, commercial and industrial growth will or may occur, and at what densities.

Based on the draft Land Use Map showing the “compact growth/mixed-use development” scenario, preliminary electric plans indicate the need for an additional “Envision” substation, similar in size to the existing substation on Fairview Drive, in the vicinity of the City corporate yard facilities on Butti Way. Detailed issues related to the future location and timing of the substation and the need for other facilities will be addressed more specifically in the Electric Master Plan.

IMPLEMENTATION DOCUMENTS

CARSON CITY MUNICIPAL CODE—TITLE 18 ZONING

Carson City Zoning Ordinance was created to aid in the implementation of the Carson City Master Plan. The ordinance not only gives descriptions and definitions of Use Districts and terms, it also contains the framework concerning procedures for appeal, amendment and permits, among others.

DEVELOPMENT STANDARDS

The development standards document is a comprehensive resource for the design-oriented standards required by the city for the safeguarding and maintenance of community character, safety, and environment. The design guidelines address specifications for both private and public projects within the city. Key elements of the standards are summarized below:

LAND USE AND SITE DESIGN

This section addresses elements pertaining to site design including architectural design, lighting, storage, screening, and storage.

- **Architectural Design Regulations-** are intended to unify the community character of Carson City to reflect an eclectic mix of harmonious styles. Emphasis is placed on development being human in scale, be compatible in scale, style, and appearance with surrounding buildings, and create visual interest in the built landscape.
- **Site Design Regulations-** address the quality, safety, consistency, and visual impact of the overall site plan from the street view. A primary focus is placed on development being oriented to the street, allowing for convenient and safe access to vehicles, pedestrians, public transit, and bicycles. Development that is clustered and interconnected, offering vegetated buffers and adequate pedestrian spaces is encouraged.
- **Other Regulations Addressed-** satellite dishes and antennae, personal storage, street vendors, outside storage including garbage, fences, walls, and hedges, cornices and uncovered porches and manufactured homes in single-family zoning districts.
- **Performance Standards-** were put forth for the following facilities: group care, child care, youth recreation, wireless telecommunication, and bed and breakfasts.

PARKING AND LOADING

This set of guidelines deals with the facilitation of safe and convenient access and circulation, as well as the design and location of parking and loading facilities.

LANDSCAPING

Landscaping guidelines establish minimum requirements for new or expanded multi-family residences of three or more units, office, commercial, industrial, institutional and public use

developments regarding landscaping. The overarching goals of the landscaping regulations are to enhance the aesthetic appearance of the community and of the streets, to compliment the visual appearance of buildings, enhance property values, buffer land uses, to offer protections against intense land use activities, to insulate from the effects of weather (e.g. sun/shade), and to assist with water conservation.

HISTORIC DISTRICTS

This section pertains specifically to the Historic District established in May 1982, and regulated by the Historic Resources Committee. Several different eras of architectural style are described and the standards seek to recognize and protect the character-defining features of a structure through attention to type and proportions of the roof, windows, siding, ornamentation, and size of structure to ensure that new development and rehabilitations to older structures are compatible with and maintain the historical character of the architecture in the district.

DOWNTOWN BUSINESS DISTRICT

The downtown business districts utilize many of the same regulations specified in the land use and site design section, but devote particular attention to how these relate to the business district. The overall theme is to have a visually consistent, pedestrian-friendly downtown business district.

HILLSIDE DEVELOPMENT

This section applies to hillside development, which is defined as parcels having 15% slope or more (formula and definitions provided). Development on slopes in excess of 33% or more is strongly discouraged and requires a Special Use Permit. Further specifications are provided regarding cut and fill practices, fire and safety, roads, parking and driveways, and landslide/avalanche prevention.

PARK STANDARDS

Park standards are intended to provide quality design and long term maintenance of public areas. They seek to offer the community distinctive site character in context with its surroundings, encourage neighborhood interaction and safety, provide human scale, visual detail, youth recreation equipment, gathering structures and landmarks, and pedestrian and bicycle ways. Particular attention is given to access, circulation, play zones, site drainage, landforms, landscape character, spatial

organization, visual elements, energy/water conservation, lighting, materials used, and maintenance.

Other topics also addressed in the Development Standards include: Transportation, Trail Standards, Mobile Home Parks, Health, Storm Drainage, Water, Sewer & Reclaimed Water Standards, Well Requirements and Specifications, Soils Engineering Reports, Easements, Improvement Plans Submittal Requirements, Permit Processing and Financial Security Requirements, Construction of Improvements Inspection and Testing Requirement Reports.