City of Carson City Agenda Report

Date Submitted: December 11, 2012	Agenda Date Requested: December 20, 2012 Time Requested: 5 minutes
To: Mayor and Board of Supervisors	
From: Public Works - Planning Division	
the land use designation of approximately	prove a Master Plan Amendment application to change 470 acres of property located along the Carson River Road, APN's 010-011-24 and -25, from Conservation (Lee Plemel)
Space program. The proposed amendments	would make the Master Plan land use designations and ownership and intended long-term use of the subject
Type of Action Requested: Resolution Formal Action/Motion	☐ Ordinance ☐ Other (Specify)
Does This Action Require A Business Im	pact Statement: () Yes (X) No
Planning Commission Action: Recommerayes and 0 nays.	nded approval on November 28, 2012 by a vote of 7
change the land use designation of approxi River approximately two miles east of	o approve a Master Plan Amendment application to mately 470 acres of property located along the Carson Deer Run Road, APN's 010-011-24 and -25, from ace, based on the findings contained in the staff report.
	etion: The Board of Supervisors is required to take final et the attached staff report to the Planning Commission
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, or 2) Refer the matter back to Planning Commission for further review.	
Supporting Material: 1) Resolution 2012-PC-2 2) Case Record 3) Staff report	
Prepared By: Janice Brod, Grants Program Coordinator	
Reviewed By: (Planning Division Director) (Date: 12/11/12 (City Manager) (District Artorner's Affice) (Finance Director) Date: 12/11/12 Date: 12/11/12	2
Board Action Taken:	
Motion:	ye/Nay

(Vote Recorded By)

RESOLUTION 2012-PC-2

A RESOLUTION RECOMMENDING TO THE BOARD OF SUPERVISORS APPROVAL OF MPA-12-108, A MASTER PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION OF APPROXIMATELY 470 ACRES OF PROPERTY LOCATED ALONG THE CARSON RIVER APPROXIMATELY TWO MILES EAST OF DEER RUN ROAD, APNS 010-011-24 AND -25, FROM CONSERVATION RESERVE (PRIVATE) (CR) TO OPEN SPACE (OS).

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

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

WHEREAS, on November 28, 2012, the Planning Commission obtained public testimony and duly considered recommendations and findings for the proposed master plan amendment and approved Master Plan Amendment MPA-12-108 by an affirmative vote of a two-thirds majority of the Commission, at least five members of the seven-member Commission, pursuant to NRS 278.210, based on four findings of fact; and

WHEREAS, Carson City has acquired these properties for open space purposes to expand the opportunities for the visitors and residents of Carson City and maintain a high quality of life in conformance with the goals and policies of the Master Plan.

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 Map designation for property owned by Carson City located along the Carson River approximately two miles east of Deer Run Road in Carson City, APNs 010-011-24 and -25, from Conservation Reserve (Private) (CR) to Open Space (OS), as illustrated in attached Exhibit A.

ADOPTED this 28th day of November, 2012

Planning Director

VOT	E:	AYES:	Mark Kimbrough
			George Wendell
			Malkiat Dhami
			Paul Esswein
			Bill Vance
			Mark Sattler
			Jim Shirk
		NAYS:	
		ABSENT:	
			Mark Kimbrough, Chairman
ATTEST:			
- fe	Re (I)	20	

CARSON CITY PLANNING COMMISSION

CASE RECORD

MEETING DATE: November 28, 2012

AGENDA ITEM NO.: G-3(A)

APPLICANT(s) NAME: Carson City

FILE NO. MPA-12-108

PROPERTY OWNER(s): Carson City

ASSESSOR PARCEL NO(s): 010-011-24 and -25

ADDRESS: along the Carson River approximately two miles east of Deer Run Road

APPLICANT'S REQUEST: For Possible Action: To adopt a Resolution making a recommendation to the Board of Supervisors regarding a Master Plan Amendment to change the Land Use designation of approximately 489 acres of property from Conservation Reserve (Private) (CR) to Open Space (OS).

COMMISSIONERS PRESENT:

[X] KIMBROUGH

[X] ESSWEIN

[X] SATTLER

IXI DHAMI

[X] SHIRK

IXI VANCE

IXI WENDELL

[X] REPORT ATTACHED

STAFF REPORT PRESENTED BY: Jennifer Pruitt/Lee Plemel

STAFF RECOMMENDATION: [X] APPROVAL

APPLICANT REPRESENTED BY: Roger Moellendorf

X_APPLICANT/AGENT WAS PRESENT AND SPOKE

APPLICANT/AGENT INDICATED THAT HE 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 APPROVE WITH THE FINDINGS AS ENUMERATED ON THE STAFF REPORT

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

SCHEDULED FOR THE BOARD OF SUPERVISORS DATE: December 20, 2012

STAFF REPORT FOR PLANNING COMMISSION MEETING OF NOVEMBER 28, 2012

FILE: MPA-12-108 AGENDA ITEM: G-3(A)

STAFF AUTHOR: Jennifer Pruitt, Principal Planner

REQUEST: A Master Plan Amendment to change the Land Use Map designation for properties owned by Carson City located along the Carson River approximately two miles east of Deer Run Road in Carson City, changing the Master Plan designation of APNs 010-011-24 (200 acres) and 010-011-25 (270 acres), from Conservation Reserve (Private) to Open Space.

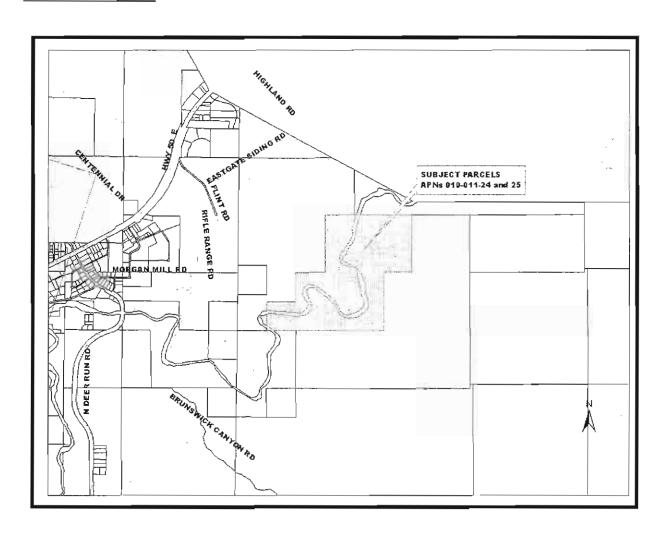
APPLICANT: Carson City Planning Division

OWNER: Carson City

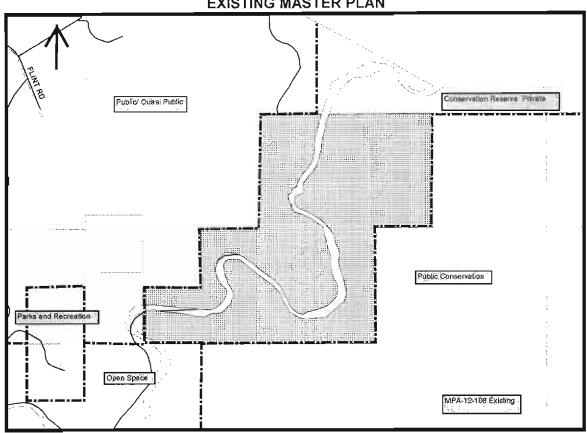
LOCATION: Along the Carson River approximately two miles east of Deer Run Road (see map

below)

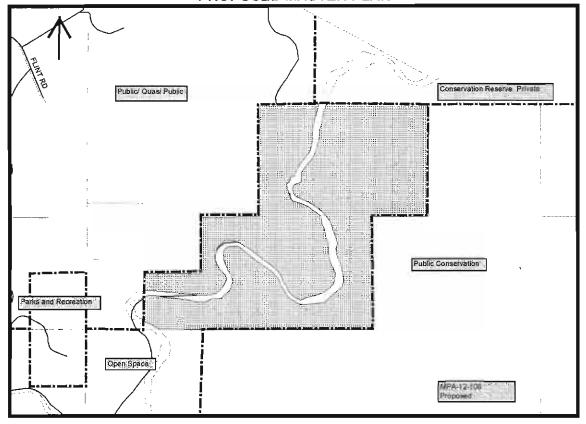
RECOMMENDED MOTION: "I move to adopt Resolution 2012-PC-2 recommending to the Board of Supervisors approval of MPA-12-108, a Master Plan Amendment to change the Land Use designation of approximately 470 acres of property located along the Carson River approximately two miles east of Deer Run Road, APNs 010-011-24 and -25, from Conservation Reserve (Private) (CR) to Open Space (OS) based on the findings contained in the staff report."



EXISTING MASTER PLAN



PROPOSED MASTER PLAN



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

DISCUSSION:

The subject properties were acquired by Carson City through the Open Space program in 2012 from the Bentley Family LTD Partnership. The current and proposed Master Plan maps are attached to this staff report with the draft Master Plan Amendment resolution.

The subject parcels are located along the Carson River approximately two miles east of Deer Run Road. The parcels range in size from 200 acres to 270 acres.

The properties are currently designated "Conservation Reserve" (Private) on the Master Plan Land Use Map and are proposed to be designated "Open Space" for consistency purposes.

As noted in the Carson City Master Plan, Carson City will 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.

The Carson City Master Plan states that the primary purpose of the Open Space areas is primarily publicly-owned and accessible lands preserved by the City, other government agencies, or as part of a private development (e.g. planned unit development) for conservation, resource protection, or recreational use.

The Planning Division is proposing to concurrently rezone the subject parcels from Conservation Reserve to Public Community. Further detailed discussion regarding the rezoning is included in the staff report for ZMA-12-109.

PUBLIC COMMENTS: Public notices were mailed to 37 adjacent property owners within 7,375 feet of the subject parcel in accordance with the provisions of NRS and CCMC 18.02.045. As of November 16, 2012, no written comments have been received either in support or opposition of this application. Any comments that are received after this report is completed will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

Engineering Division: No concerns with the request.

Building Division: No comments.

Fire Department: No comments.

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

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

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

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

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

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

Goal 4.3 - Expand the City's Open Space Network.

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

Policy 4.3b— Open Space Network- Continue to pursue opportunities to expand or enhance the community's open space network using a range of available tools (as specified in the Open Space Master Plan) to help implement the objectives of this Master Plan.

Rationale: The proposed Master Plan Amendment includes designating the parcels obtained by the Open Space program as Open Space in order to protect the area from future development and preserve views.

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

Rationale: The proposed Open Space designation is consistent with the public uses that are already occurring on the properties. The use of the subject parcels is limited to open space because of their ownership by the Carson City Open Space program.

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

Rationale: The subject properties have been acquired by Carson City in 2012. The purpose of this application is to amend the Master Plan to properly reflect these publicly owned parcels for Open Space purposes.

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

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

Respectfully submitted, PUBLIC WORKS, PLANNING DIVISION

Jennifer Pruitt

Jennifer Pruitt, AICP, LEED AP Principal Planner

Attachments

Planning Commission Resolution 2012-PC-2 with Maps