

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 30, 2011

FILE NO: MPA-11-117

AGENDA ITEM: H-6

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 recommend to the Board of Supervisors the Master Plan Action Plan priorities identified in the 2012 Action Plan as provided by staff for consideration in establishing City and staff goals for 2012."**

BACKGROUND:

The purpose of this item is to:

1. Update the Planning Commission on Master Plan implementation activities; and
2. Review and make recommendations to the Board of Supervisors on the Master Plan 2011 Action Plan and other Master Plan-related matters.

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.

Staff requests that the Planning Commission review the information provided with this report and make recommendations to the Board of Supervisors, as the Commission finds applicable, particularly for prioritizing Master Plan implementation measures over the next year.

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. Attachment A is the Action Plan modified for this annual review, and 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 priorities may be different than established in 2006; the priority ratings are merely intended to show how the action strategies were originally prioritized.)

The Action Plan matrix also includes some of the accomplishments towards these 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.

The attached Action Plan should be the primary focus of the Planning Commission's review in formulating recommendations for the Board of Supervisors. Additional information in this report is provided to assist in your recommendations.

Accomplishment of 2011 Initiatives:

The following action items were identified and assigned for completion by Planning Division staff by the Board of Supervisors as priority initiatives for 2011 as part of a goal-setting process in early 2011. A progress report and discussion on the status of each item is also included, along with the related Master Plan Policy number. Additional accomplishments and progress towards action plan strategies are identified in Attachment A, titled Action Plan 2012.

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: This initiative has not been started. It is anticipated that activity towards this initiative will continue into 2012. An analysis of existing zoning and uses needs to be done first, then public outreach to the property owners. With limited development occurring at this time, there is not a significant, immediate threat of incompatible development occurring 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. It is anticipated that activity towards this initiative will continue into 2012 and may be delayed further pending the availability of resources to conduct a public participation process and to develop the design standards. Staff will evaluate existing development standards and perhaps suggest minor revisions for the V&T Specific Plan Area.

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 will be linked to the Carson City website. Staff anticipates completion of this within the next few months, and will continue to work with the Carson City Convention and Visitors Bureau to link this information with their website.

4. *10.1c – Create uniform markers for historic sites.*
 - o Responsible Department: Planning

Progress Report: Planning staff continues to work with the State Historic Preservation Office to determine the regulations and available resources for this effort. A grant application for this activity was denied in 2011, but staff will continue to seek available program funding to assist in this initiative.

5. 9.2b – *Affordable housing – Educate the public on new opportunities for home ownership and encourage programs such as the Nevada Rural Housing Authority's "Home at Last" program.*
 - o Responsible Department: Planning

Progress Report: The Planning Division has officially been assigned as the housing information contact for the City, and staff continues to monitor and work with local housing agencies to coordinate the dissemination of housing information. The Planning Division has created a Housing page on its website where information can be found. Additionally, Carson City has recently accepted the role of "lead agency" for the Western Nevada HOME Consortium, which receives funding for various affordable housing programs.

6. 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 not been started. It is anticipated that activity towards this initiative will continue into 2012. The first step will be for staff to provide a report to the Board of Supervisors on the issues related to transitioning existing motel properties to housing. This report is expected to be complete in early 2012. There are numerous issues to deal with in converting motel properties to residential uses.

7. 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 CDBG application cycle begins in January 2012. Planning Division (CDBG) staff will prepare an application to set aside some CDBG funding to use for affordable housing rehabilitation. It is anticipated that City staff, including the Health and Human Service Department, would seek opportunities such as tax-default homes to refurbish in conjunction with other programs.

8. 5.1d, h – Develop a plan for encouraging growth in identified economic sectors.
 - o Responsible Department: Office of Business Development

Progress Report: This initiative has not been started. It is anticipated that activity towards this initiative will continue into 2012. A Business Resource Innovation Center manager has just been hired, and it is anticipated that the manager will help develop an action plan for this initiative. A study for the State was recently completed (in mid-November) identifying seven key sectors for Nevada's economy, and the City will be able to use this information to help identify a strategy.

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: A Resolution amending the RACC membership and amended RACC bylaws are scheduled to go to the Redevelopment Authority/Board of Supervisors on December 1, 2011.

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: Amended Redevelopment Authority Policies and Procedures related to the special event funding application process are scheduled to go to the Redevelopment Authority on December 1, 2011. The goal is to develop a more comprehensive application and review 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: Work on this initiative is anticipated to begin in early 2012, once a new RACC membership is appointed to include representatives from Redevelopment Area #2.

Additional Initiatives

A complete list of initiatives approved by the Board of Supervisors for 2011 is included as Attachment B. The following initiative is assigned to Planning Division staff but not directly related to a specific Master Plan policy:

12. Utilize tax default properties as a stepping stone into transitional housing for at-risk individuals and families.
 - o Responsible Department: *Planning, Health and Human Services*

Progress Report: Staff continues to monitor potential opportunities to make progress on this initiative. To date, no tax default properties that could be used for this purpose have come available to the City. The initiative to set aside CDBG funding for rehabilitation could be used to assist in fixing up a property if it comes available for this use.

Recommendations for 2012:

It is recommended to continue to work on the uncompleted action items, above, identified by the Board of Supervisors in 2011.

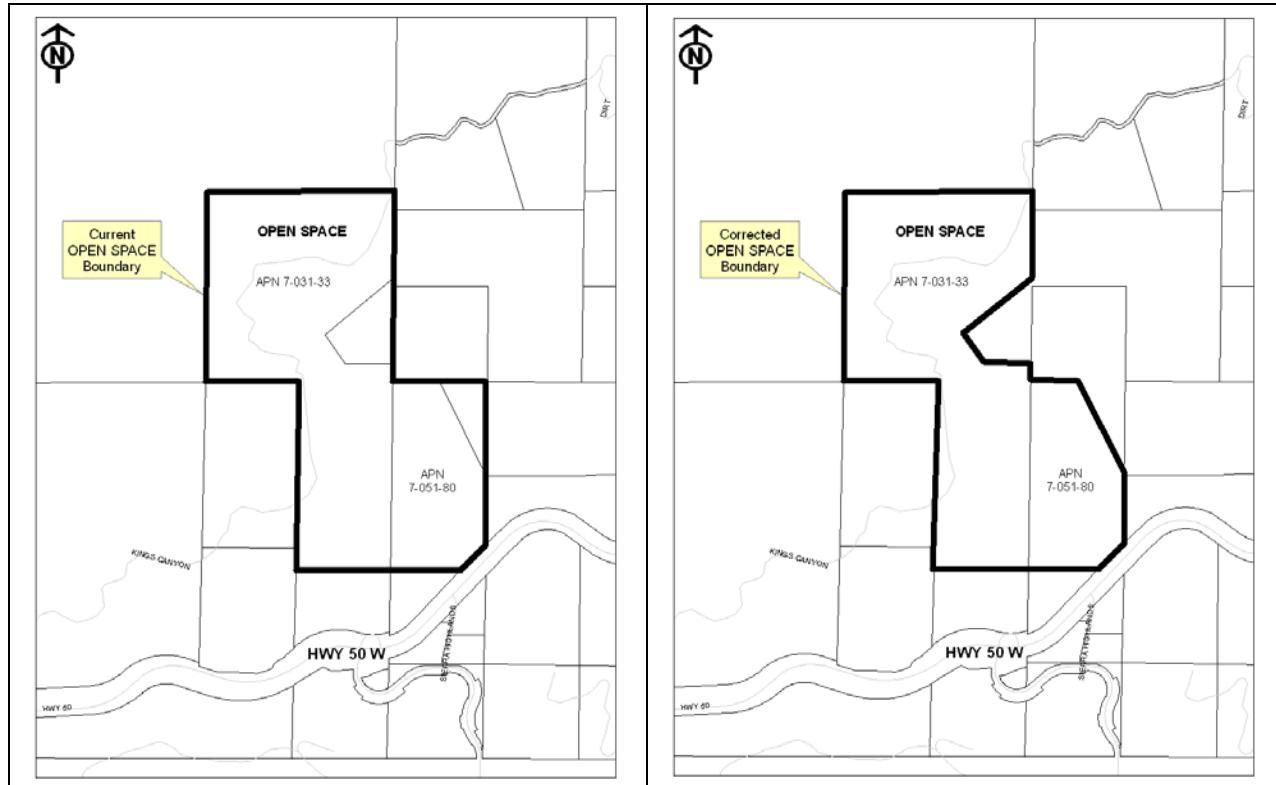
MASTER PLAN AMENDMENTS

The only Master Plan Amendments submitted in 2011 were 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 from the City to a private property owner or property that was conveyed from private property to the Carson City Open Space program. The amendments are intended to correct the Land Use Map to appropriately designate the properties based upon their public (City) 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

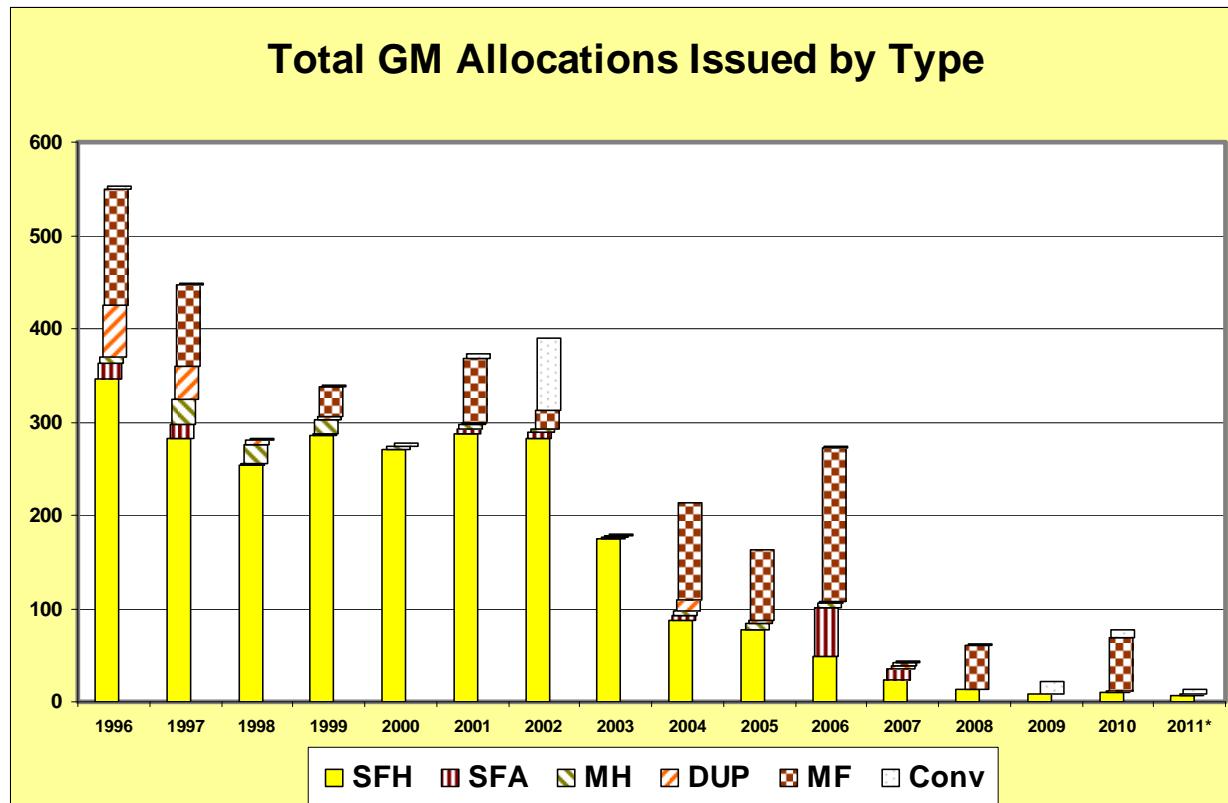
A Land Use Map error has been identified on the Horse Creek Ranch open space property, between Highway 50 West (Spooner) and Kings Canyon Road, on APN's 7-031-33 and 7-051-80. These properties are owned by the Carson City Open Space program. The mapped boundary currently does not follow the existing property lines, though it was intended to. As the boundary exists today, the Open Space designation includes portions of private property, which is not intended. Staff will correct this error as shown on the maps below.



GROWTH TRENDS AND SUPPLEMENTAL INFORMATION

The annual Master Plan report is an opportunity to provide information related to growth trends within Carson City and other information that may be useful in long-range planning efforts. 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.



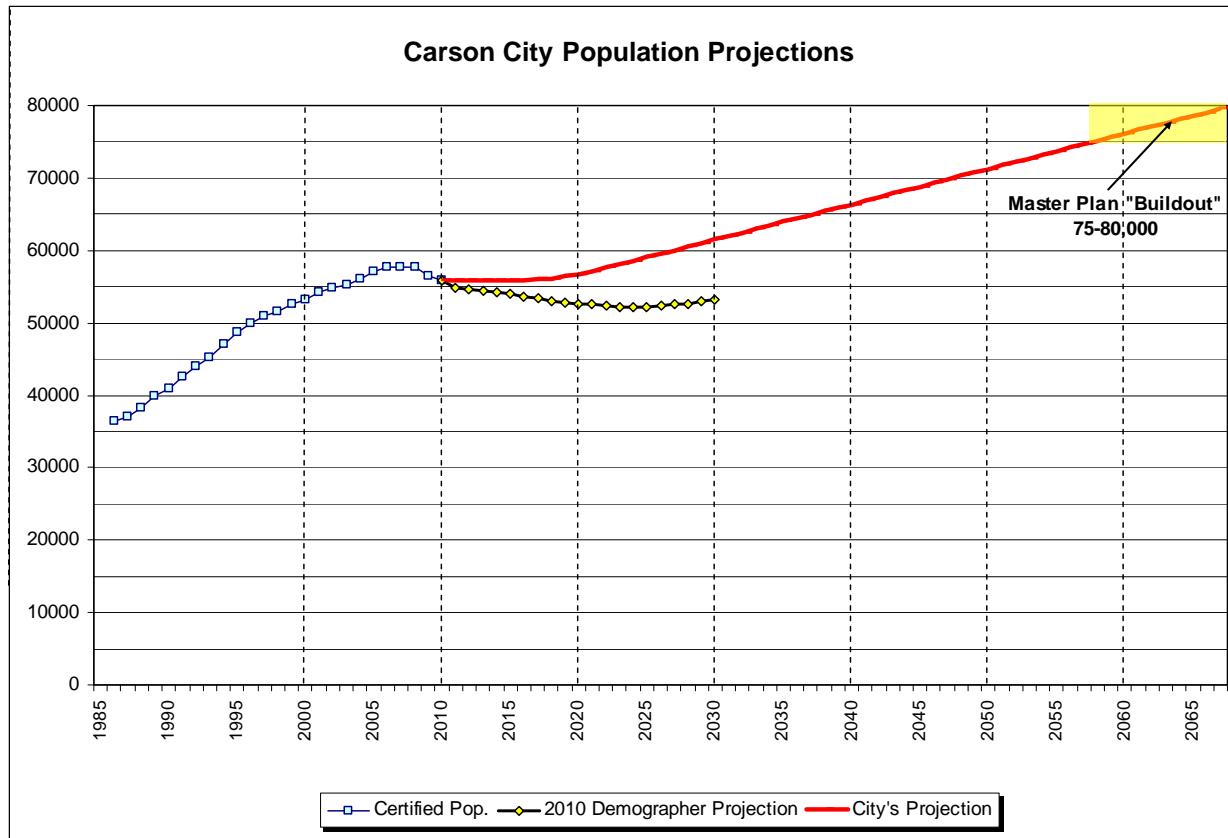
* Through November 17, 2011

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)

As expected with current housing market issues, the issuance of residential permits has slowed significantly over the last five years. There are approximately 1,600 approved single-family detached residential lots potentially available for future construction in existing and approved subdivisions.

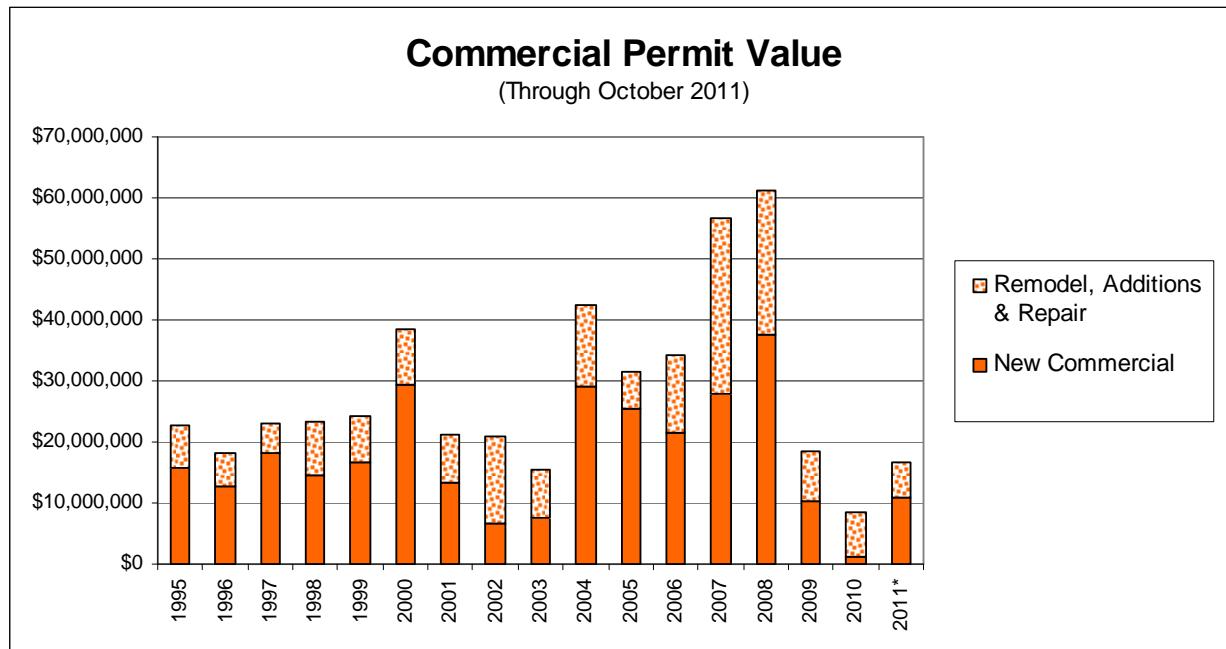
City staff uses population projections to coordinate other long-range plans such as the Transportation Master Plan and Water Plan. Below is a chart showing the latest State Demographer projections as well as the projection the City will use in evaluating long-range plans.



Note that the Nevada State Demographer's 2010 projections anticipate no growth, even a slow decline in population, for about the next 15 years. However, City staff is recommending a more moderate approach to long-range planning in estimating slow or no growth for the next few years then increasing to a more historic growth pattern of approximately 0.8-1.0 percent.

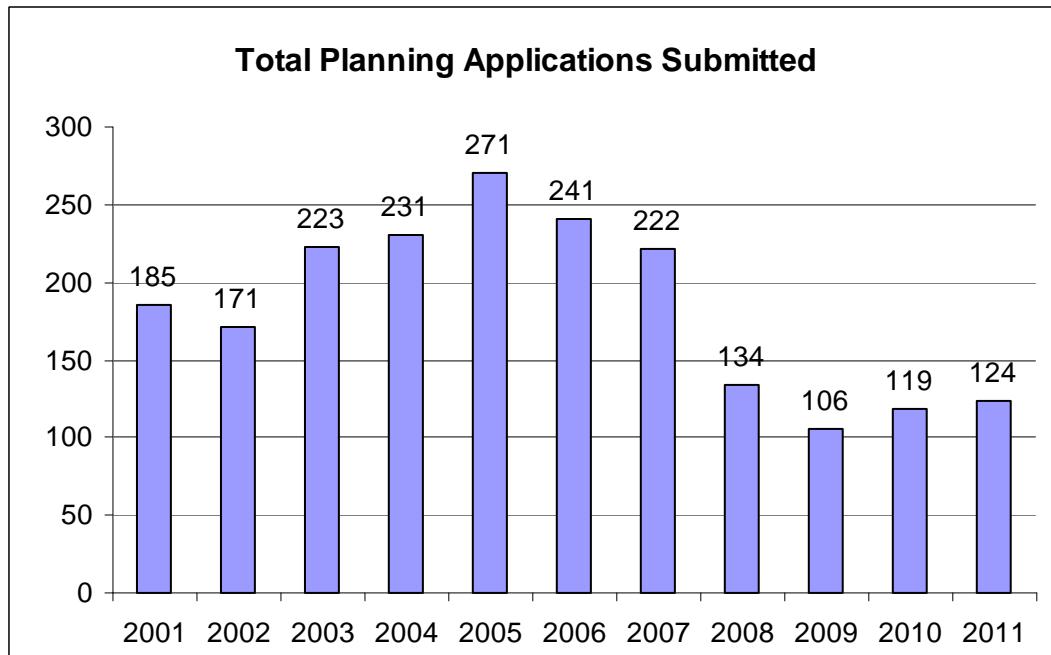
It is not anticipated that Carson City will reach its Master Plan buildout population of 75-80,000 for another 30-plus years, though growth trends will continue to be monitored. The City is approximately 8,000 additional dwelling units away from reaching that buildout population.

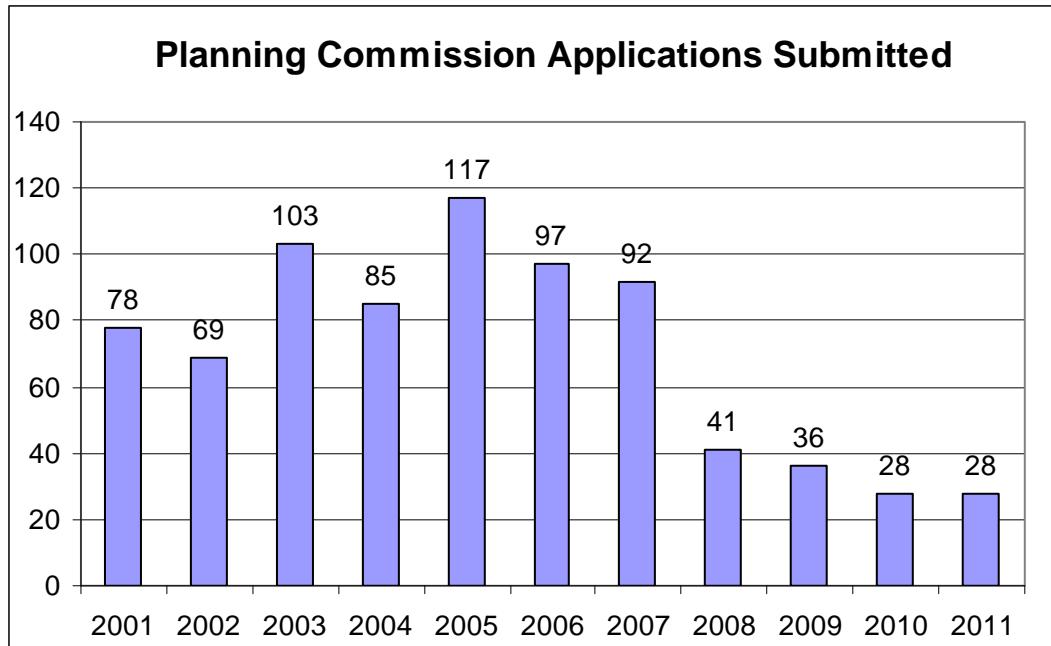
The following chart shows commercial building permit valuation history.



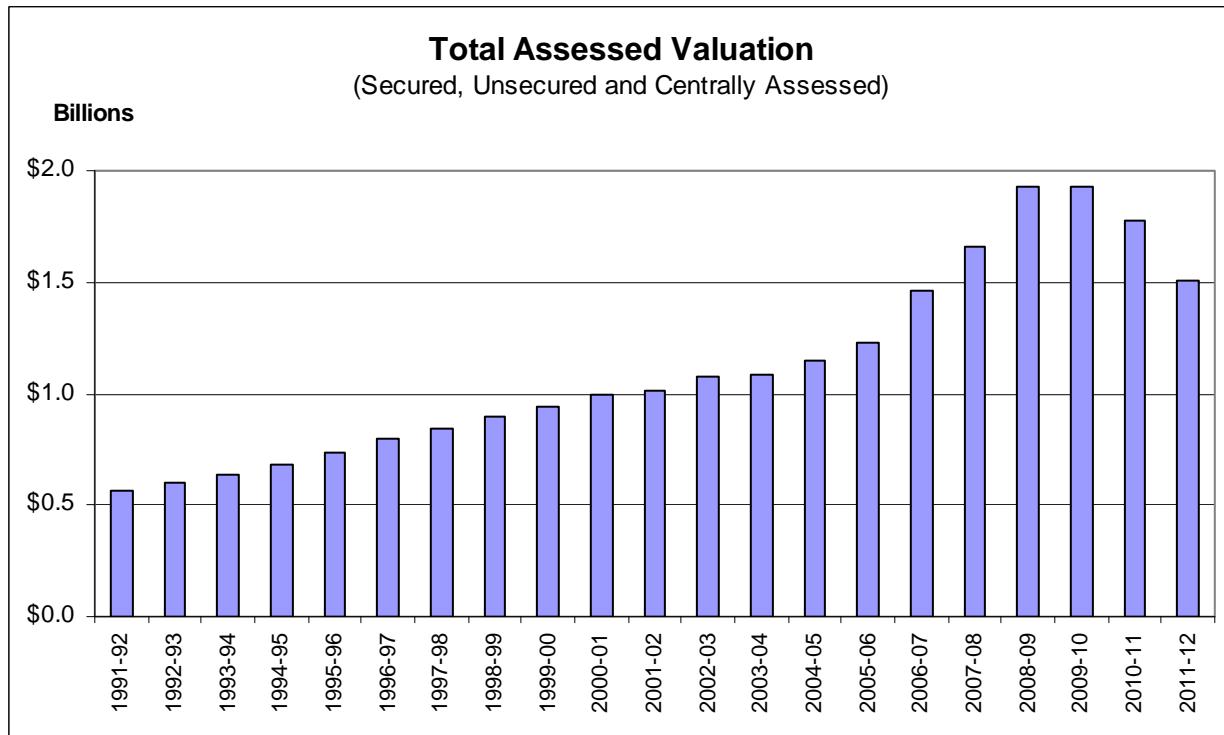
Through October 2011

The following charts show a 11-year history of Planning application submittals, through October 2011, including all Planning application types and applications that specifically go before the Planning Commission.





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



If you have any questions regarding the Master Plan annual report or the 2010 Action Plan, please contact Lee Plemel at 283-7075.

Attachments:

- A. Recommended Action Plan 2011
- B. Complete list of Board of Supervisors Initiatives for 2011

Master Plan Action Plan 2012

ACTION PLAN MATRIX – 2010 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 and completed within one to two years after Plan adoption. (3) - **Moderate Priority**, to be completed within three to five years after Plan adoption. (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	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.
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	2012: Continue planning and programming future Carson Street improvements; work with City Center project team to develop downtown streetscape standards.
3.2d—Establish sign controls for the Carson City Freeway corridor.	1	Planning	COMPLETE (2008)
OTHER ACTIONS			
5.4a—Adopt design standards for developments that are adjacent to or highly visible from the <u>V&T railroad</u> or the State Capitol Complex.	2	Planning	Design standards for the V&T Railroad vicinity has been identified as a priority by the Board of Supervisors in 2011. Downtown DT-MU standards completed in 2007.
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.	2	Planning	Design standards for the V&T Railroad vicinity has been identified as a priority by the Board of Supervisors in 2011. Downtown DT-MU standards completed in 2007.
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		

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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. The Board of Supervisors identified this as a priority in 2011.
5.1d—Identify, develop and enhance multiple industrial specializations and improve opportunities for productive employment in key sectors.	○	Business Development	The Board of Supervisors identified this as a priority in 2011. Work is expected to continue into 2012 to develop a plan to attract key sectors.
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	2011-12: The Board of Supervisors identified three initiatives related to Redevelopment area assistance: 1) Amending the RACC membership to include Redevelopment Area #2 representatives; 2) amend the special event funding allocation process; and 3) updating Redevelopment Area #2 goals and initiatives.
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	In 2011, the Board of Supervisors identified setting aside CDBG funding for housing rehabilitation as a priority. Staff will prepare a CDBG application for review in 2012.
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	In 2011, the Board of Supervisors identified setting aside CDBG funding for housing rehabilitation as a priority. Staff will prepare a CDBG application for review in 2012. Continue to work with local housing agencies.
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	In 2011, the Board of Supervisors identified exploring the possibility of using a hotel property to renovate for housing at mixed-income levels that would also include transitional housing. It is anticipated that this work will continue into 2012.

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
10.1c—Continue to maintain an inventory of historic properties within the City. (Map subject properties in GIS to better manage the inventory.)	○	Planning	<p>Mapping complete (2008). Mid-century inventory completed; documents digitized and made available on HRC website (2009). 2011: Additional inventories will be completed in 2012.</p> <p>In 2011, the Board of Supervisors identified two initiatives: 1) Map historic properties and market the City's historic resources; and 2) Create uniform markers for historic sites.</p>
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	<p><u>2011</u>: Work with City Center project team to explore this as part of the downtown development plan. Ongoing via implementation of the CCCVB's branding recommendations.</p>
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)
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.

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STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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	Indoor Recreation Center plans have been converted to a Multi-Purpose Athletic Center (MAC) which will be constructed as a programmed facility.
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.	2	Planning	
9.3b—Establish infill and redevelopment standards to minimize impacts			

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.			
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	<u>2011</u> : A former well site owned by the City has been transferred to a housing organization for the construction of an affordable single-family residence. 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	
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.
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.

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STRATEGY/ACTION	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.	<input type="radio"/>	Parks & Recreation	The Board of Supervisors jointly approved two land acquisitions (Bently and Serpa) with the V&T Railroad Reconstruction Commission. The former Serpa property was acquired by Carson City and the V&T. The Bently property is scheduled to be purchased in January of 2012.
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.	<input type="radio"/>	Parks & Recreation	A coalition of the public and various government agencies has worked to remove trash and protect wildlife habitat within the Carson River corridor. The Carson River Advisory Committee and the Carson City Chamber of Commerce hold an annual work and education day on the Carson River called "Riverfest." In addition, our department has supported the clean up activities of the Kiwanis and Pinenut Mountain Trail Association, a group that pursues motorized recreational use. Boy Scout clean up projects have been added to the collaborators.
V&T SPA 4.1—Encourage continued collaboration with Lyon County and Storey County to minimize land use conflicts along the V&T corridor.	<input type="radio"/>	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.	<input type="radio"/>	Planning, Engineering, Public Works	Annual MP Review; updated water plan completed in 2009.
1.1c—Continue to encourage water conservation efforts at a community-wide and household level through education and incentive-based programs.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	Building Planning	

STRATEGY/ACTION	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).	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	Public Works	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.	<input type="radio"/>	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.	<input type="radio"/>	Planning, Parks & Recreation	The Federal Lands Bill (OPLMA of 2009) was adopted and will facilitate various land transfers to the City for open space, parks, and economic development. City staff and the BLM have developed a conservation easement for the Silver Saddle Ranch and adjoining properties that are to be transferred from the BLM to the City. The City's transfers with the U.S. Forest Service are completed. Future sales include federal properties to the private sector.
1.4c—Require a detailed site analysis for any development at the Urban Interface to identify unique features to be protected.	<input type="radio"/>	Planning	Wetland, soils and earthquake hazards and hillside development are reviewed with development proposals.

STRATEGY/ACTION	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.	<input type="radio"/>	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.	<input type="radio"/>	Planning, Transportation	Staff continues to participate in coordination efforts. 2010: Coordinated with TRPA on bike trail facilities along SR 28. 2011: Will coordinate with CAMPO for update to the Regional Transportation Plan (RTP)
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.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	
3.1a—Ensure that the Master Plan and Land Use Map are consistent with the Carson River Master Plan.	<input type="radio"/>	Planning Parks & Recreation	The Planning Division has initiated the process to achieve this consistency for these public lands, in accordance with the OPLMA of 2009.
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.	<input type="radio"/>	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.
3.3a—Continue to work with FEMA and other Local and State agencies to promote disaster prevention through strategic planning and coordination.	<input type="radio"/>	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).	<input type="radio"/>	Planning, Engineering, Fire Department	Reviewed and enforced through the subdivision review process.

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	Parks & Recreation	2011: A trailhead is being constructed at Lakeview Park. Adjacent to the Northridge Subdivision, the Fulstone Wetlands Project is completed and consists of decomposed granite accessible trails, a concrete multi-use path, and native landscaping.
4.1c—Establish an additional community park in the northern quadrant of the community.	<input type="radio"/>	Parks & Recreation	2012: City staff will begin a public process to develop a Conceptual Site Development Plan for John D Winters Centennial Park. This planning process will include a community park, expansion of the upper sports complex, trail system development, a dog park, various other site amenities and a possible sports and recreational facility.
4.2a—Provide additional parks, sports complexes and indoor facilities convenient to all major quadrants of the city.	<input type="radio"/>	Parks & Recreation	<p>The Baily Fishing Pond opened in September of 2010 and a two-acre dog park located at the west end of Fuji Park in 2011. The dog park was a collaborative effort between the Parks and Recreation Department, Public Work Department, and Parks 4 Paws, a local dog park proponent.</p> <p>An expansion and improvements to the Carson River Park are to be completed by December of 2011.</p> <p>Staff is working with the United States Forest Service and Muscle Powered in the planning and development of the Kings Canyon to Ash Canyon Trail, as identified in the Unified Pathways Master Plan. With the use of volunteers and the assistance of the GBI, a new trail and trailhead to the Kings Canyon Waterfall has been completed.</p> <p>With the help of the Friends of the Silver Saddle Ranch and the Sierra Business Council, an effort to create "Nevada's</p>

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
			"Great Park" has been initiated. This idea grew out of the OPLMA of 2009 and Silver Saddle Ranch/Carson River "charrette" to create a vision for the acquisition and management of the public lands along the Carson River, a 4,000 acre nature park.
4.2b—Continue to expand cost-effective sharing of facilities and resources with the City's existing and potential recreation partners.	<input checked="" type="radio"/>	Parks & Recreation	<p>The Recreation Division continues to offer a diverse array of recreation and fitness programs through private contractors at the Community Center and the Aquatics Facility.</p> <p>This year our department continues working with various community groups on an Adopt-a-Park Program. Future endeavors will include working with more local service clubs and businesses to maintain the City's parks and trails and to use local engineering and planning firms to assist with grant applications.</p> <p>Two significant events must be noted: 1) State of Nevada Conservation and Resource Protection Grant Program "Question 1 Program" funds are depleted, and 2) Due to the OPLMA of 2009, Carson City now has access to the Southern Nevada Public Lands Management Act grant funds for projects.</p>
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.	<input checked="" type="radio"/>	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.	<input checked="" type="radio"/>	Parks & Recreation, Open Space	Currently, our department is working with the United States Forest Service to acquire properties through the Forest Service Legacy Program. Also, the department has successfully obtained a SNPLMA grant for the purchase of 400+ acres in the Carson River Canyon. However, within the next few years the program emphasis will shift from acquisition to land management.

STRATEGY/ACTION	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.	<input type="radio"/>	Planning Business Development	
5.1b—Foster public/private partnerships to help cultivate new opportunities for current and future employers in the community.	<input type="radio"/>	Business Development	
5.1c—Promote diverse job options and entrepreneurial opportunities.	<input type="radio"/>	Business Development	2011-12: Library and Business Development staffs are working with the Nevada Small Business Development Center to provided training and other business resources at the Business Resource Innovation Center.
5.1e—Promote activities that have the potential to upgrade the skill and wage levels of the City's resident labor force.	<input type="radio"/>	Business Development	
5.1f—Provide public economic development assistance for applicants that can increase the average wage rate in their industrial sectors.	<input type="radio"/>	Business Development	
5.1g—Reduce supply chain costs, shared research and development objectives and other co-location efficiencies to promote vertical diversity.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	
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.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	
5.1j—Encourage a citywide housing mix consistent with the labor force and non-labor force populations of the City.	<input type="radio"/>	Planning	

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
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.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	
5.3a—Encourage the incorporation of home-based occupations and live/work units.	<input type="radio"/>	Planning	
5.3b—Encourage low cost, easily accessible, state-of-the-art telecommunications and other technology services throughout the City.	<input type="radio"/>	Planning Public Works	
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.	<input type="radio"/>	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.	<input type="radio"/>	Parks & Recreation Business Development	A SNPLMA-PTNA grant for a crossing at Eagle Valley Creek has been submitted. This link will connect the Linear Park Trail with the River corridor through off-road pathways. The City and BLM are in the process of developing a programmatic management agreement toward the stewardship of cultural/historic resources on the River lands.
5.4c—Support artists, arts organizations and related cultural institutions.	<input type="radio"/>	Business Development	Ongoing via Carson City Arts and Culture Coalition.

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
5.5a—Seek necessary funding to improve the quality of existing recreational facilities, and to develop additional facilities.	<input type="radio"/>	Parks & Recreation	Improvements to the City's existing recreational facilities and/or development of new facilities have been severely limited due to the downturn in residential development construction tax and falling sales tax revenue (Question 18).
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	Our department continues to provide promotional materials to the Carson City Convention and Visitors Bureau for their use in marketing Carson City. Some of these materials include the 2 nd edition of the Bicycle Route Map and Safe Cycling Guide and Carson River Aquatic Trail Map. Parks and Recreation provides and maintains a web site dedicated to the City's entire recreation programming, services, park facilities, and open space properties. In addition, the Recreation Division has developed new flyers for their programs that are available at several locations.
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.	<input type="radio"/>	Business Development	
5.5e—Provide the public services and public facilities necessary to sustain a high quality of life and attract business investment.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	
5.5g— Emphasize educational resources of the community as an economic development tool.	<input type="radio"/>	Business Development	

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
5.6d—Continue to work with Downtown businesses and developers to provide assistance and to identify potential partnership opportunities.	<input type="radio"/>	Business Development	
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.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	
5.7b—Maintain land-use policies and permitting procedures that are understandable, predictable and can be accomplished within reasonable time periods.	<input type="radio"/>	Planning	Staff continues to work on ways to simplify the application process, including electronic submittals.
5.7c—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region.	<input type="radio"/>	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.	<input type="radio"/>	Planning	Recent code amendments are intended to address development issues, including some related to current conditions.
5.7e—Collaborate economic development strategies with surrounding counties where there is a net positive economic and fiscal gain.	<input type="radio"/>	Business Development	
5.7f—Promote economic development alternatives that protect or enhance existing and future property values – commercial, industrial and residential.	<input type="radio"/>	Business Development	
5.7g—Recognize the importance of adequate infrastructure in economic development and long-run economic stability.	<input type="radio"/>	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.	<input type="radio"/>	Business Development	

STRATEGY/ACTION	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.	<input type="radio"/>	Business Development	
5.9a—Existing redevelopment area boundaries should be reviewed periodically and expanded to support the redevelopment objectives of this Master Plan.	<input type="radio"/>	Business Development	
6.1a—Require the use of durable, long-lasting building materials for all new development.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	Planning	
9.2b—Create affordable and workforce ownership housing opportunities for households earning 80 percent to 120 percent of median area income.	<input type="radio"/>	Planning	
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	<input type="radio"/>	Planning	
9.2c—Encourage the use of site design techniques for residential development that ensure and promote solar and wind efficiency.	<input type="radio"/>	Planning	

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
9.2c—Ensure the economical and efficient processing of development applications and building permits to minimize housing development costs.	<input type="radio"/>	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.	<input type="radio"/>	Planning	
9.2f—Encourage and support efforts to create more affordable housing on a regional basis.	<input type="radio"/>	Planning	
10.1b—Continue to review rehabilitation and renovation proposals for compliance with adopted guidelines.	<input type="radio"/>	Planning	
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.	<input type="radio"/>	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.	<input type="radio"/>	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.	<input type="radio"/>	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

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
			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.	<input type="radio"/>	Planning Transportation	2011: Will update City's transportation model.
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.	<input type="radio"/>	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.	<input type="radio"/>	Planning Transportation	Ongoing – Numerous efforts are underway to improve north/south transportation alternative, including planning, design, or construction projects on the following facilities: Carson City Freeway, Curry Street, Carson Street, Roop Street, and Stewart Street.
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.	<input type="radio"/>	Transportation	2011: Will continue to coordinate freeway landscaping enhancement and Gateway Signs projects. 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.	<input type="radio"/>	Planning, Transportation Parks & Recreation	2011: Current projects underway include a multiuse path alignment study for the freeway and design/construction of multiuse paths on Roop Street. The Moffat Open Space, Silver Saddle Ranch project was completed in 2011. 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.	<input type="radio"/>	Planning, Transportation Parks & Recreation	Ongoing – Public Works Transportation staff coordinates with Parks and Recreation staff to develop and propose projects and to seek funding. A concerted effort is being made to remedy non-compliant areas and to seek additional consistent funding sources. Recently a trail was

ATTACHMENT A **Action Plan 2012** **Page 19**

STRATEGY/ACTION	PRIORITY	PRIMARY DEPARTMENT(S)	STATUS / ACCOMPLISHMENTS
			completed on the Moffat property linking Lepire Drive with Hells Bells Road by the RTC as a Safe Routes to Schools program.
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.	<input checked="" type="radio"/>	Planning Engineering	

Print Preview - Program Group - 2011/2012 Strategic Plan Initiatives--ALL

Details

Expand All Details Children

Start: 7/1/2011 End: 6/30/2012

2011/2012 Strategic Plan Initiatives--ALL

Description: These initiatives were discussed during the annual Strategic Planning Retreat and subsequently approved by the Board of Supervisors. They were also approved by the Board as goals for the City Manager. A mid-year report will be made in December to accompany the CM performance review. Monthly updates will be provided by Initiative owners.

As Of: n/a Status: n/a % Complete: Budget: Timing: Quality: Risk: Scope: Owners: Werner, Larry; Eskew-Hermann, Heidi

Phase	Class	Name	As Of	Status	\$	Timeline	% Complete	Est. Cost	Est. Effort	Act. Cost	Act. Effort	Owners
► Initiatives	Initiative	Design a program and associated policies regarding non-renewable energy reduction efforts, including development of renewable sources and other energy conservation efforts.	🚩 n/a	n/a				n/a	n/a	n/a	n/a	Burnham, Andrew
► Initiatives	Initiative	Develop a new RACC with revised membership requirements and by-laws.	11/14/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Develop a policy on Theater use that balances use of the facility between non-profit and private entities. The policy should include aspects of cost recovery.	9/30/2011	In Progress			27%	n/a	n/a	n/a	n/a	Moellendorf, Roger
► Initiatives	Initiative	Expand joint use opportunities with the schools, including charter schools, in order to provide additional space.	9/30/2011	In Progress			20%	n/a	n/a	n/a	n/a	Moellendorf, Roger
► Initiatives	Initiative	Explore the possibility of hotel property currently owned by a developer to renovate for housing at mixed income levels that would also include transitional housing.	9/30/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Plan and hold semi-annual town hall meetings.	10/31/2011	In Progress				n/a	n/a	n/a	n/a	Werner, Larry
► Initiatives	Social Media Project	Create a website update policy for the Carson City website.	10/31/2011	In Progress				n/a	n/a	n/a	n/a	Busse, Janet
► Initiatives	Initiative	Prepare financial policies for approval by the Board of Supervisors	🚩 9/30/2011	In Progress				n/a	n/a	n/a	n/a	Providenti, Nick
► Initiatives	Initiative	Develop a multi-jurisdictional "task force" to address arts and cultural education.	10/31/2011	On Hold				n/a	n/a	n/a	n/a	Werner, Larry
► Initiatives	Initiative	Develop a plan for encouraging growth in the identified economic sectors.	🚩 11/14/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Develop and implement a tracking system at BRIC and other agencies to track support activities by economic sector.	🚩 n/a	n/a				n/a	n/a	n/a	n/a	Westergard, Tammy
► Initiatives	Initiative	Educate the public on new opportunities for home ownership and encourage programs such as the Nevada Rural Housing Authority "Home at Last Wish Program".	11/14/2011	Complete				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Explore setting aside a percentage of Community Development Block Grants for housing projects that can be used for refurbishing existing homes.	11/14/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Re-zone properties in order to protect the view corridor along the V&T railroad (Master Plan Implementation Strategy V&T SPA 1.2).	11/14/2011	Not Started				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Facilitate development of revised objectives for RDA #2 from the newly created RACC.	11/14/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Map historic properties and market the City's historic resources.	11/10/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Utilize tax default properties as a stepping stone into transitional housing for at-risk individual / families.	11/14/2011	Not Started				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Adopt specific design standards for commercial development and public-use development within the V&T Specific Plan Area to protect the scenic quality of the V&T route.	🚩 11/14/2011	Not Started	🚩			n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Create uniform markers for historic sites.	11/14/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee
► Initiatives	Initiative	Design a citizen survey to gather priority and performance information with regard to services.	9/30/2011	In Progress				n/a	n/a	n/a	n/a	Werner, Larry
► Initiatives	Initiative	Develop a complete cascading system of scorecards (objectives and performance measures) that tie financial resources to outcomes.	9/30/2011	In Progress				n/a	n/a	n/a	n/a	Werner, Larry
► Initiatives	Initiative	Provide technical assistance and support to Tahoe Transportation District for the implementation and ongoing operations of new regional transit service connecting Carson City, South Lake Tahoe and Min	9/30/2011	In Progress				n/a	n/a	n/a	n/a	Burnham, Andrew, Pittenger, Patrick
► Initiatives	Initiative	Participate in ongoing sponsored activities to coordinate regional transportation planning and resources, including the Lake Tahoe Needs Assessment and Coordinated Plan, Northern Nevada Transportation	🚩 9/30/2011	In Progress				n/a	n/a	n/a	n/a	Burnham, Andrew, Pittenger, Patrick
► Initiatives	Initiative	Secure continued Federal Transit Administration Section 5307 funding directly from FTA to support urbanized area transit operations in Carson City, Douglas and Lyon Counties.	🚩 8/31/2011	Complete				n/a	n/a	n/a	n/a	Burnham, Andrew, Pittenger, Patrick
► Initiatives	Initiative	Secure continued Federal Transit Administration Section 5309 funding through NDOT as well as State Matching funds directly from NDOT - to support Bus and Bus Facilities capital improvement projects in	🚩 9/30/2011	In Progress				n/a	n/a	n/a	n/a	Burnham, Andrew, Pittenger, Patrick
► Initiatives	Initiative	Secure continued Federal Transit Administration Section 5318 funding through NDOT to support Job Access Reverse Commute transit operations in Carson City, Douglas and Lyon Counties.	🚩 9/30/2011	In Progress				n/a	n/a	n/a	n/a	Burnham, Andrew, Pittenger, Patrick
► Initiatives	Initiative	Develop the special event policies based upon recommendations of the current Redevelopment Authority Citizens Committee.	11/14/2011	In Progress				n/a	n/a	n/a	n/a	Piemel, Lee

Initiatives