

Item # 7F

City of Carson City
Agenda Report

Date Submitted: December 12, 2006

Agenda Date Requested: December 21, 2006

Time Requested: 45 minutes

To: Mayor and Board of Supervisors

From: Planning and Community Development

Subject Title: Action to approve a Tentative Common Open Space Subdivision Map Application known as Summer Hawk from Capitol Engineering (property owner: Stanton Park Development and Hansler, LLC) to allow construction of 201 residential units on approximately 75 acres with approximately 473 acres in open space totaling approximately 548 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF 12) and to allow a lot size reduction from the Conservation Reserve (CR) and Single Family 12,000 (SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards. This development is located approximately 1,030 feet west of the intersection of Rhodes and South Curry Street. APN's 009-021-02, 009-031-01, 02, 07, and 009-151-01. (File TSM-06-203).

Staff Summary: The Tentative Subdivision Map is for the proposed common open space development known as Summer Hawk. The request would allow subdivision of five parcels into 201 residential lots with approximately 473 acres as parkland and open space totaling 548.2 acres, approximately 1,030 feet west of Rhodes Street/Curry Street intersection.

Type of Action Requested:

- Resolution
- Formal Action/Motion
- Ordinance
- Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Planning Commission Action: Recommended approval 6 Ayes, 0 Nays and 1 absent at the regularly scheduled Planning Commission Meeting of November 29, 2006.

Recommended Board Action: I move to approve a Tentative Common Open Space Subdivision Map Application known as Summer Hawk from Capitol Engineering (property owner: Stanton Park Development and Hansler, LLC) to allow construction of 201 residential units on approximately 75 acres with approximately 473 acres in open space totaling approximately 548 acres on property zoned Conservation Reserve (CR)/Single Family 12,000 (SF 12) and to allow a lot size reduction from the Conservation Reserve (CR) and Single Family 12,000 (SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards. This development is located approximately 1,030 feet west of the intersection of Rhodes and South Curry Street. APN's 009-021-02, 009-031-01, 02, 07, and 009-151-01. (File TSM-06-203).

Explanation for Recommended Board Action: With the recommended conditions of approval, the proposed subdivision meets all of the city requirements for subdivision of property within the Conservation Reserve (CR)/Single Family 12,000 (SF12) zoning districts. Therefore, the Planning Commission and staff recommend that the Board of Supervisors approve the Tentative Common Open Space Subdivision Map known as Summer Hawk. See attached Planning Commission staff report for additional information.

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 17.05 (Tentative Maps), 18.02.050 (Review).

Fiscal Impact: N/A

Explanation of Impact: N/A

Funding Source: N/A

Alternatives: 1) Deny TSM-06-203 or, 2) Refer back to staff and Planning Commission for further review.

Supporting Material:

Staff Report

Case Record

Maps

Prepared By: Jennifer Pruitt, Senior Planner and Donna Fuller, Administrative Services Manager

Reviewed By: Walter Sullivan
(Walter Sullivan, Planning & Community Development Director)

Date: 12-12-06

Larry Werner
(Larry Werner, Development Services Director/City Engineer)

Date: _____

Linda Ritter
(Linda Ritter, City Manager)

Date: 12-12-06

Melanie Bruketta
(Melanie Bruketta, Chief Deputy District Attorney)

Date: 12-12-06

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)

REVISED

STAFF REPORT FOR THE PLANNING COMMISSION MEETING OF NOVEMBER 29, 2006

FILE NO: TSM-06-203
SUP-06-204
VAR-06-205

STAFF AUTHORS: Heidi Eskew-Herrmann, Assistant Planner
Jennifer Pruitt, Senior Planner

REQUEST:

1. A Tentative Map for a Common Open Space Development- "Summerhawk," consisting of 201 single family dwelling units, and 86.2% common areas and open space on 548.2 acres, in the Rhodes Street/Curry Street vicinity, Assessor's Parcel Numbers 009-031-01, -02, -07, 009-021-02 and 009-151-01.
2. A Special Use Permit to allow compliance with the Carson City Hillside Ordinance and to allow a temporary sales tract office (model homes on lots 1, 2, 66 and 67) and flagpoles.
3. A Variance request to allow the minimum lot size to be reduced from the CR and SF12 standards to an 8,000 square foot minimum. The proposed setbacks will be in compliance with SF12 setbacks. Variation to the CR setbacks are incorporated within the Variance request.

APPLICANT: Capital Engineering

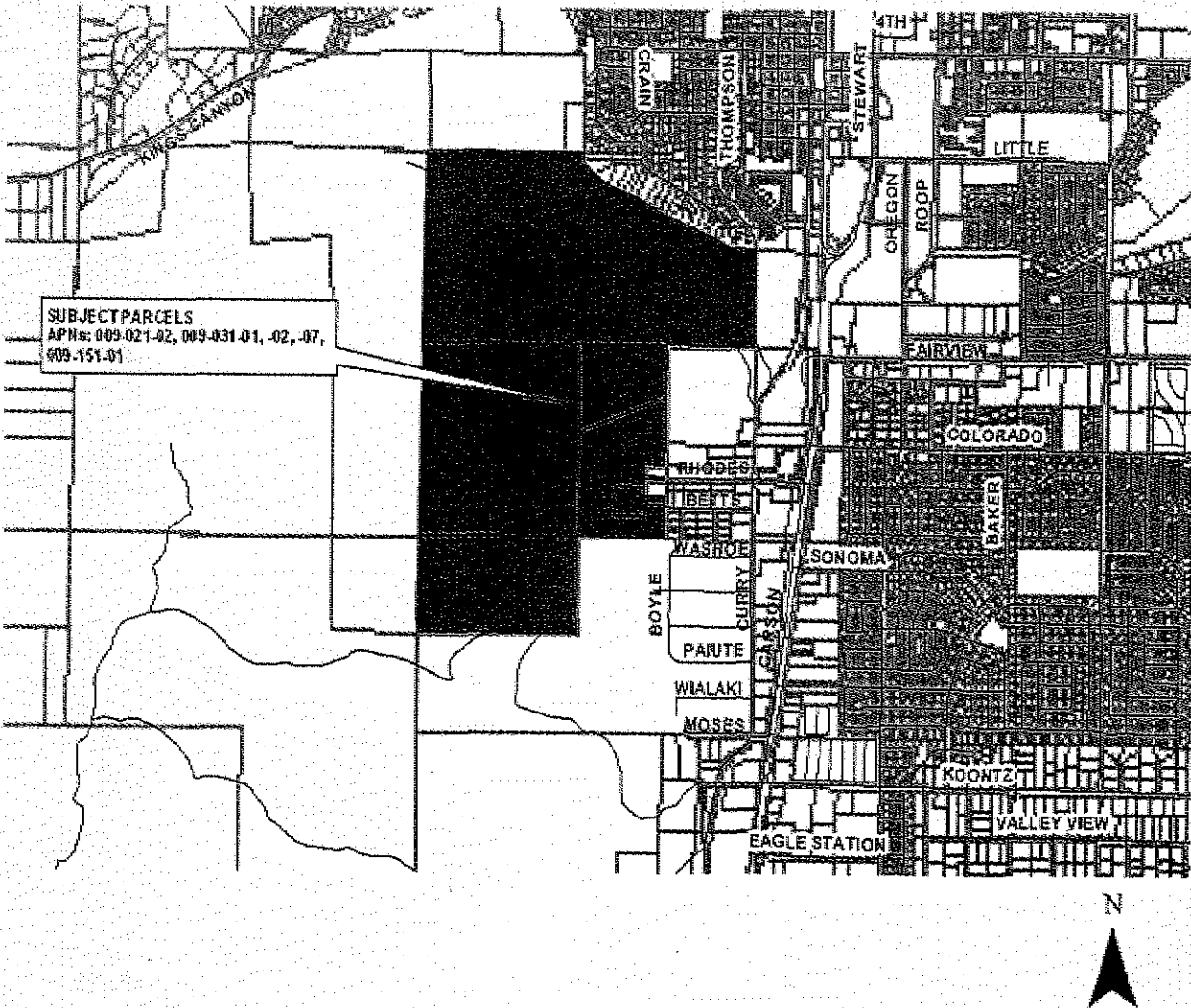
OWNERS: Hanser, LLC and Stanton Park Development Inc.

LOCATION: Rhodes Street and Curry Street

APN(s): 009-031-01, -02, -07, 009-021-02 and 009-151-01

RECOMMENDED MOTION:

"I move to recommend to the Board of Supervisors approval of a Tentative Subdivision Map, TSM-06-203 (Summerhawk Development), an application from Capital Engineering, owners: (Hanser, LLC and Stanton Park Development Inc.)to allow a Common Open Space Development of 201 residential lots and variances for lot area, lot width, and lot setback requirement within the subdivision, a Special Use Permit to allow compliance with the Carson City Hillside Ordinance and to allow a temporary sales tract office (model homes on lots 1, 2, 66 and 67) and flagpoles and a Variance to allow minimum lot size reduction from the Conservation Reserve (CR)/ Single Family 12,000(SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards on property zoned Single Family 12,000 (SF12) and Conservation Reserve (CR), located west of Rhodes Street, Assessor's Parcel Numbers 009-031-01, -02, -07, 009-021-02 and 009-151-01 based on required findings and subject to the recommended conditions of approval contained in the staff report."



Summerhawk Vicinity Map

TENTATIVE SUBDIVISION MAP RECOMMENDED CONDITIONS OF APPROVAL

The following shall be completed prior to submittal of construction/improvement plans or final map:

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item may be rescheduled for the next Planning Commission meeting for further consideration.
2. Any issues involving downstream users of existing irrigation ditches shall be resolved prior to improvement plans or submittal of the first final map.
3. The applicant shall follow all recommendations contained in the project soils and geotechnical report. Two copies of the report shall be submitted with any improvement plans.
4. The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.
5. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.
6. The revised tentative map shall be reviewed and signed by the Planning Director and City Engineer.
7. The applicant must show frontage improvements required on Curry Street along the Ruf property in accordance with existing Development Agreements with the City.
8. Final improvement plans for the development shall be prepared in accordance with CCDS Division 19 and the Standard Specifications and Details for Public Works Construction, as adopted by Carson City.
9. The applicant shall obtain a dust control and stormwater pollution prevention permit from the Nevada Division of Environmental Protection (NDEP). The site grading must incorporate proper dust control and erosion control measures.

The following shall be included in the design of the improvement plans:

10. Street lighting is required along all frontages in accordance with Carson City Development Standards (CCDS) 12.14.
11. In accordance with CCDS 12.10 and 12.11.10, pavement sections shall be based on subgrade strength values determined by Resistance (R) Value or California Bearing Ration (CBR) as shown in the Soils Engineering Report. Refer to CCDS Division 17 for soils report requirements. In no case shall the proposed pavement section be less than the minimum section prescribed in standard drawing C-1.11.
12. Storm drainage facility improvements shall be designed in accordance with CCDS Division 14. A Technical Drainage Study is required with submittal of Improvement Plans in accordance with CCDS 14.9 through 14.10.
13. On site storm runoff detention shall be sized to limit flows from a 5-year storm (Q5) to their pre-developed condition, in accordance with CCDS 14.1.8.
14. The storm drainage design shall consider routing of the potential upstream 100-year flood through the site.
15. In accordance with CCDS 15.3 water mains shall be analyzed to determine system capability to provide adequate flows and pressures, and sewer mains shall be analyzed to determine system capability to provide capacity for the ultimate tributary population. These analyses shall be prepared by qualified Nevada Civil Engineers.
16. The applicant shall coordinate with the local school district the Planning Division to determine whether bus stops should be located on the site.
17. The applicant shall coordinate with the local postmaster, Engineering Division and Planning Division for review and approval of the details and locations of mailboxes.

The following shall be completed prior to submittal of any final map:

18. Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements.
19. A "will serve" letter from the water and wastewater utilities shall be provided to the Nevada Health Division prior to approval of a final map.
20. Prior to the recordation of the final map for any phase of the project, the improvements associated with said phase must either be constructed and approved by the city, or the specific performance of said work secured by providing the city with a proper surety

in the amount of 150% of the engineers estimate. In either case, upon acceptance of the improvements by the city, the developer shall provide the city with a proper surety in the amount of 10% of the engineer's estimate to secure the Developers obligation to repair defects in workmanship and materials which appear in the work within one year of acceptance by the city.

The following shall be included with the submittal of construction/improvement plans or submittal of a final map:

21. The plans and final map shall reflect 10 foot wide Public Utility Easements along all street frontages and five foot wide Public Utility Easements along all side and rear lot lines.
22. Each phase of the development will be required to submit a set of improvement plans for all on-site and off-site improvements necessary to complete that specific phase.
23. Placement of all utilities shall be underground within the development with the exception of the existing overhead powerline.
24. Improvement plans for the final map phase that includes the 120th residential lot shall include all remaining improvements for open space, park areas and paths for the entire development. Park, open space and path improvements shall be constructed or bonded for prior to recording the final map; however, a notice of completion for all park, open space and path improvements must be issued prior to issuance of building permits for the 96th 120th or subsequent residential lots.
25. All fencing on corner lots must meet sight distance area requirements of CCMC Development Standards Division 1, Land Use and Site Design.
26. All landscaping proposed within the subdivision on site shall be in compliance with CCMC Development Standards Division 3, Landscaping.
27. The developer must meet all applicable local, state and federal environmental standards.
28. Municipal water and sewer facilities, as well as natural gas, electric and cable television services must be extended to serve the development.

The following must be submitted or included with the final subdivision map:

29. The final map(s) shall be in substantial accord with the approved Tentative Map and the approved Tentative Map shall be signed by the Mayor, Planning Commission Chairman and the Planning Director.

30. The map shall reflect that any landscaped area(s) or open space area(s), including areas within the right-of-way, are to be maintained by Carson City and paid for by a neighborhood landscape maintenance district.
31. Notes shall be added to the final map:
 - A. "These parcels are subject to Carson City's Growth Management Ordinance and all property owners shall comply with provisions of said ordinance."
 - B. "All development shall be in accord with Tentative Map (TSM-06-203)."
 - C. "All development shall be in accord with Variance (VAR-06-205)."
 - D. "All development shall be in accord with Special Use Permit (SUP-06-204)."
 - E. "There shall be no structures associated with the residential lots allowed to be constructed/erected/located outside of the building envelopes shown on this map."
32. All street names shall be reviewed and approved by Carson City's GIS Department. The approved names shall be shown on the final map.
33. All other departments' and State agencies conditions of approval, which are attached, shall be incorporated as conditions of approval.
34. A copy of the signed Notice of Decision shall be provided.
35. Evidence from the City Health Department and Fire Department that the applicable department's requirements have been satisfied, including but not limited to the location of all fire hydrants.

The following are general conditions of approval:

36. Any lots and/or phased areas not planned for immediate development will be left undisturbed and no mass grading and clearing of natural vegetation will be allowed.
37. All disturbed areas are required to have a palliative applied for dust control. Any and all grading will comply with State and City regulations.
38. Building permits for home construction will not be issued until streets and infrastructure improvements are deemed substantially complete by the City Engineer.

39. Hours of construction will be limited to 7:00 a.m. to 7:00 p.m., Monday through Friday, and 7:00 a.m. to 5:00 p.m. on Saturday, with **no construction on Sunday**. If the hours of construction are not adhered to, the Carson City Building and Safety Division will issue a warning for the first violation, and upon a second violation, will have the ability to cause work at the site to cease immediately.
40. A Final Subdivision Map for the property must be recorded within two years of the date of Tentative Subdivision Map approval by the Board of Supervisors. The applicant is responsible for complying with the required conditions of approval and submitting a final map that complies with all conditions of approval at least 30 days prior to the tentative map expiration date. A one-year extension of the tentative map approval period may be granted by the Board of Supervisors upon written request **at least 30 days prior to the tentative map expiration date**.
41. TSM-06-203 approval is contingent upon the Planning Commission's approval of both of the following applications: Variance VAR-06-205 and Special Use Permit SUP-06-204.
42. The proposed lots shall **not** be further parceled, split or divided in any manner that will result in additional residential lots.
43. LLA-06-193 must record prior to final map recordation.
44. Exterior building colors shall blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim. The exterior building elevations will be subject to the review and approval of the Planning Division.
45. Summerhawk will utilize lighting options which include Sierra Pacific Street lights. The lighting fixtures include a variety of designs which Sierra Pacific designs, installs, operates and maintains. All fixtures will incorporate cut-off options.
46. The applicant/developer will obtain approval from the Carson City Parks and Recreation Department staff regarding the finalization of the Parks and Trail systems.
47. Provisions shall be made to monitor and maintain, for a period of three years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:
 - a. Vegetation management;
 - b. Watershed management;
 - c. Debris and litter removal;

- d. Fire access and suppression;
 - e. Maintenance of public access and
 - f. Other factors deemed necessary by the Commission or the Board.
49. Provisions shall be made for the permanent preservation and ongoing maintenance of the common open space and other common areas using a legal instrument acceptable to the City.
 50. Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. The applicant shall provide plans for review and approval from the Parks and Recreation Department and the Planning Division.
 51. Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities.
 52. Open Space areas as depicted by this Tentative Map shall be dedicated in the appropriate manner to the Carson City Open Space Program.
 53. The Fuels Management Plan includes provisions for Defensible Space, Community Defense Zones, Defensible Fuel Profile Zone identification, fire lanes and fuel breaks. The final version of the plan will be subject to final review and approval by the Carson City Fire Department and Planning Division.
 54. The applicant shall retain a qualified consultant to prepare a Fuel Management Plan for review and approval by the CCFD prior to final map approval. Enforcement of the Fuel Management Plan shall be required of the Home Owners Association, LMD or legal instrument acceptable to the City as long as the subdivision contains 50 or more habitable lots.

SPECIAL USE PERMIT RECOMMENDED CONDITIONS OF APPROVAL

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant (property owner and successors) must meet all of the conditions of approval and commence the use (obtain and maintain a valid building permit) for which

this Permit is granted within 24 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division 30 days prior to the two-year expiration date. Should this Permit not be initiated within two years and no extension granted, the Permit shall become null and void.

General conditions required to be incorporated into the proposed development plan:

3. All development must be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. All on- and off-site improvements must conform to City standards, requirements and implementation timing, as required by the Development Services Engineering Division and the Public Works Division.
5. This project shall meet fire codes and ordinances pertinent to the building type and occupancy classification.

The following shall be submitted or included as part of a building permit application:

6. The applicant must obtain a building permit for this project. Complete plans must be submitted to the Building Department for review. Accessibility, parking and landscaping are only a portion of what will need to be addressed on the plans. The Building Permit must be issued to a Nevada State Licensed Contractor with a Carson City Business License.
7. The applicant must submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
8. The applicant must submit landscape plans in compliance with the Carson City Development Standards, Division 3 (Landscaping).
9. The applicant must obtain a Certificate of Occupancy and/or final inspection and approval for all required improvements.
10. The flags/flagpoles that are approved with this Special Use Permit shall be removed with the cessation of the model homes.
11. The temporary tract sales office shall be for the exclusive use of selling homes located only within the Summerhawk Development.
12. The hours of operation of the sales office shall be as proposed by the applicant; daily,

from 10:00 am to 7:00 pm seven days a week. In the winter, the sales office shall close at 5:00 pm. The hours of operation may be extended upon written request to the Community Development Director.

13. Outdoor lighting shall be residential in character. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky.
14. The temporary tract sales office must be properly addressed with addressing facing the street frontage. It must be clearly visible and meet design criteria of the Carson City Municipal Code.
15. Once the model homes are built, the temporary tract sales office must be removed. The applicant must provide the Planning Director written documentation of the closure.
16. On-site parking shall be provided to accommodate the parking generated by the proposed temporary tract sales office and model homes. The applicant will provide parking options for review and approval by the Development Engineering and Planning Divisions.
17. The proposed development is limited to eight flags/flagpoles to identify the sales center. The flags/flagpoles shall be removed at the end of each business day.
18. The temporary sales office/model homes shall be landscaped and lighted to the satisfaction of Planning and Community Development. Any sign shall require approval of a sign permit.

VARIANCE RECOMMENDED CONDITIONS OF APPROVAL

The following shall be completed prior to commencement of the use:

1. The applicant must sign and return the Notice of Decision / conditions of approval within 10 days of receipt of notification. If the Notice of Decision is not signed and returned within 10 days, the item will be rescheduled for the next Planning Commission meeting for further consideration.
2. The applicant shall meet all the conditions of approval and commence the use (obtain and maintain a valid building permit) for which this permit is granted within 24 months of the date of final approval. A single, one-year extension of time may be granted if requested in writing to the Planning and Community Development Division 30 days prior to the two year expiration date. Should this Variance not be initiated within two years and no extension granted, the Variance shall become null and void.

Conditions required to be incorporated into the proposed development plan:

3. All development shall be substantially in accordance with the development plans approved with this application, except as otherwise modified by the conditions of approval herein.
4. The setbacks (building envelopes) for this development shall be as depicted on the site plan approved with this application.
5. Conformance to the conditions of approval of SUP-06-204 and TSM-06-203.
6. All improvements shall conform to City standards and requirements.

The following shall be submitted or included as part of a building permit application:

7. The applicant shall obtain a building permit from the Carson City Building and Safety Division for the proposed construction.
8. The applicant shall submit a copy of the Notice of Decision / conditions of approval, signed by the applicant and owner.
9. The applicant shall obtain a Certificate of Occupancy and/or final inspection and approval for all required improvements.
10. Minimum lot sizes shall be at least 8,000 square feet.

LEGAL REQUIREMENTS: CCMC 17.05 (Tentative maps); 17.10 (Common Open Space Development); NRS 278.330; CCMC 18.02.050 (Review); 18.02.085 (Variances); 18.04.065 (Single Family 12,000 district); 18.04.165 (Conservation Reserve district) and 18.04.190 (Residential Districts Intensity and Dimensional Standards); CCMC 18.02.080 (Special Use Permits)

MASTER PLAN DESIGNATION: Open Space (OS)/Low Density Residential (LDR)

ZONING DISTRICT: Single Family 12,000 (SF12)/Conservation Reserve (CR)

KEY ISSUES: Does the proposal meet the Tentative Map requirements? Do any unusual circumstances apply to the subject property or the surrounding properties that justify the variance request? Will the proposal cause material damage to surrounding land uses or properties?

SURROUNDING ZONING AND LAND USE INFORMATION

NORTH: Single Family 6,000 (SF6)-Residential
SOUTH: Public Regional (PR)-Washoe Tribe Lands
EAST: Single Family 12,000 (SF12)/
Limited Industrial (LI)/Public (P)-Residential/commercial/vacant
WEST: Conservation Reserve (CR)-vacant

SITE HISTORY

The Carson City Open Space Plan of June 2000 identified the subject area as undeveloped land with desirable Open Space attributes.

On August 16, 2006 City staff conducted the required review of Conceptual Review-CSM-06-158. At that time comments were provided to the applicant.

On October 9, 2006 a Lot Line Adjustment Application (LLA-06-193) was submitted to the Planning Division for review and approval resulting in the collaboration of the northern access-point to the proposed project.

On October 16, 2006 the Carson City Open Space Advisory Board took action to recommend approval to the Planning Commission and Carson City Board of Supervisors.

On November 7, 2006 the Parks and Recreation Commission took action to recommend approval to the Planning Commission and Board of Supervisors regarding the proposed park and trails plan.

ENVIRONMENTAL INFORMATION

1. FLOOD ZONE: Zone C (Areas of minimal flooding)
2. SLOPE/DRAINAGE: The site has topographical changes on the entire site. The proposed development is in the area of minimal topographical changes. The applicant has provided evidence that the proposed development will not increase the off-site storm water flows from the pre-development levels.
3. SOILS:
 - No. 32: Holbrook, very stony fine sandy loam, 4%-15% slopes
 - No. 42: Koontz-Sutro Variant association, moderately steep slopes
 - No. 43: Koontz-Sutro Variant association, steep slopes
4. SEISMIC ZONE: Zone IV (least severity of shaking potential);

SITE DEVELOPMENT INFORMATION

1. SUBJECT AREA: 548.2 ACRES
2. Total residential lots: 201 lots
3. PROJECT SITE AREA: The same as the subject area.
 - Residential lot area 47.7 acres

- Open Space area 472.5 acres
 - 15 foot pathways 2.1 acres
 - 8 foot pathways 1.4 acres
 - Total park areas 5.5 acres
 - Total street/road areas 19.0 acres
4. EXISTING LAND USE: Vacant
 5. PROPOSED HOME SIZE: 3,000 square feet to 4,200 square feet
 6. PROPOSED LOT SIZES — Minimum 8,000 square feet (8,000sf to 17,994sf)
 - Phase 1-96 lots
 - Phase 2-105 lots
 7. REQUIRED SETBACKS: See proposed building envelopes.
 8. PARKING REQUIRED: Two spaces per dwelling unit
 9. PARKING PROVIDED: Each unit is designed with a two-car garage.

BACKGROUND

On December 5, 2005, the applicant Capital Engineering and city staff participated in a Conceptual Review meeting (CSM-05-233) for the proposed Summerhawk Subdivision. The original proposal consisted of 100 single-family residential lots.

Since the initial Conceptual Review, the project has been modified to include a total of 201 residential lots. According to the applicant, the addition of lots was made feasible by the acquisition of adjacent parcels subsequent to the original submittal. A second Conceptual Review (CSM-06-158) was held with the applicant and city staff on August 31, 2006.

DISCUSSION

The proposed Summerhawk Subdivision is located at the west end of Rhodes Street in south Carson City. The eastern boundary of the project is located approximately 1,300 feet from the Curry Street/Rhodes Street intersection and is sited on five parcels totaling 548.22 acres. The developed area will consist of approximately 62.5 acres (11.4% of the total land area) while open space and park area combined will consist of approximately 485.6 acres (88.5% of the proposed Summerhawk subdivision). The site follows two ravines which drain easterly from the hills on the east edge of Carson City near the west end of Rhodes and Betts Streets.

The applicant has presented this proposal as a Common Open Space Development rather than a Planned Unit Development in order to accommodate the split zoning and different zoning designations of the parcels, which consist of Single-Family 12,000 (SF12) and Conservation Reserve (CR) districts, as well as to address the topographic constraints and hillside development requirements. According to the applicant, Summerhawk has been designed to interconnect neighborhoods and to provide efficient connections to accommodate safe vehicular, bicycle and pedestrian friendly circulation. The project has been organized to provide linkages to the surrounding community.

According to CCMC 17.10, the purpose of a Common Open Space Development is to set forth regulations to permit variation of lot size, including density transfer (cluster) subdivisions, in order to preserve or provide open space, protect natural, cultural and scenic resources, achieve a more efficient use of land, minimize road building and encourage a sense of community. Common open space development may be allowed in any residential zoning district.

An analysis of Summerhawk's slopes, soil characteristics, drainage, seismic faults and potential flood hazards has been provided by the applicant. The analysis shows steep slopes, bedrock outcropping, drainage setback requirements and vegetation are all constraints which leave limited land for development. The topography of the upland areas varies in slope from about 10 percent to greater than 30 percent, and the ravines vary from four to eight percent gradient. A constraints map, describing all significant physical features which affect the development, was provided in the application packet. The analysis shows steep slopes, bedrock outcroppings, existing utility easements, Carson City Skyline boundary, existing seismic fault location, drainage setback requirements and vegetation as constraints which leave limited land for development.

CCMC 17.10.025 sets forth density and intensity standards that the development must meet. In residential developments, the total number of dwelling units in the proposed common open space development shall not exceed the total number of dwelling units allowed by the underlying zoning district(s). The gross site area may include more than one parcel and it is not mandatory that the parcels be contiguous, although they must be located in the same geographical vicinity, as determined by the Director. All development shall comply with the height standards in Title 18 (Use Districts).

The proposed Summerhawk subdivision does not exceed the total number of dwelling units allowed by the underlying zoning districts. The gross site area includes five contiguous parcels. All proposed development will comply with the height standards set forth in Title 18.

CCMC 17.10.030 also sets forth lot and yard standards for common open space developments. The complete common open space development must comply with the minimum lot width, front, side and rear yard setbacks in Title 18.04, Use Districts, or as an alternative, typical building envelopes shall be shown on the tentative subdivision map where these standards are proposed to be varied below the minimum standard.

The applicant is requesting a Variance for minimum lot size, from 12,000 square foot minimum in SF12 zoning and 20 acres in the Conservation Reserve zoning district, to an 8,000 square foot minimum. Typical building envelopes are shown on the Tentative Subdivision Map.

Lot sizes are proposed at a minimum size of 80 feet by 100 feet (8,000 square feet), with building plans ranging from 3,000 square feet to 4,200 square feet. Lots are designed to

accommodate varying slope conditions including those adjacent to the existing drainage areas.

Two phases to the Summerhawk development are proposed. Phase one will include approximately 96 lots in the lower portion of the subdivision. Initial grading is expected to take place in the spring of 2007. Phase two construction activities in the upper portion will be initiated upon completion of phase one. Summerhawk completion is estimated to be within a three to five year period.

Open Space, Parks, Trails and Pathways

Carson City Parks and Recreation staff has indicated to the applicant that the Summerhawk development's location is critical to the continued construction of the City's trail system on the community's west side. The Unified Pathways Master Plan Map identifies a trail system across the property. Syncon Homes, in conjunction with Capital Engineering, has worked with city staff to locate and design a trail system that enhances the city's existing trail network. The trail network will provide connectivity to parks, federal lands and adjacent neighborhoods and provide a fire break and fire access road around the residences. Paths and trails are designed to minimize disturbance of the slopes and native vegetation and are proposed to be constructed on a non-impervious material.

Out of the total project land area of 548.2 acres, the open space area will consist of 472.5 acres (86.2%), not including the trail network or the park. The trail system will contain a total of 6,070 linear feet (1.15 miles/2.1 acres) of a 15 foot pathway, and 7,435 linear feet (1.41 miles/1.4 acres) of an eight foot pathway. The park component will total 5.5 acres.

A conceptual design for the small park located in the lower third of the development will combine traditional neighborhood park components, including a small turf area, play equipment and benches. The second, more centrally located park will combine traditional neighborhood park components, including but not limited to open turf areas, canopy trees, picnic tables and picnic shelters with the preservation and enhancement of natural features currently existing on the site. A third park location has been incorporated into the design located on the western boundary of Summerhawk. This park functions as both park and trail head to access and to provide a scenic overlook of the city.

The Parks and Recreation Commission unanimously recommended approval of the Summerhawk parks and trail systems component to the Planning Commission and Board of Supervisors.

Access

Primary access to the proposed Summerhawk development will be provided from Curry Street via Rhodes Street and Betts Streets. Improvements will be accomplished in conjunction with the proposed development. Improvements will include a 50 foot right-of-way with paving,

curbs, gutters and sidewalk on one side. A number of collector roads will provide access to the various neighborhoods throughout the development. Streets shall follow the natural contours of the hillside to minimize cut and fill. Cul-de-sacs and roads are designed to fit the natural terrain, but will not exceed 8% to 10% maximum. The streets within the Summerhawk development will be offered for dedication to Carson City for maintenance.

Traffic

A traffic study has been provided by the applicant. The study analyzed the impacts and proposed mitigation to traffic impacts of development on the existing transportation system. The transportation system is composed primarily of surfaced streets, but also includes elements such as pedestrian paths, bike paths and other means of transportation.

The Summerhawk development will cause an increase in pedestrian and vehicular traffic and have an impact on the adjacent roadways. Mitigation of traffic impacts will include signing, striping and traffic control improvements which comply with Carson City and Nevada Department of Transportation requirements.

Drainage

The applicant provided a drainage analysis with the application submittal. The pre-development runoff flow levels will be maintained. Drainage on the site will be conveyed through storm drain piping and surface improvements. Improvements will consist of curb and gutter, inlets and storm drains, culverts, detention areas and other drainage facilities required to convey design storm runoff to the point of discharge. Storm water impacts will be minimized to the extent practicable by providing runoff storage measures dispersed uniformly throughout the landscape areas with the use of a variety of detention, retention and runoff practices. The applicant states that they will use other feasible techniques to mitigate water quality impacts including reducing impervious surfaces, conserving natural resources and ecosystems, maintaining natural drainage courses and minimizing clearing and grading on the site.

Fire Mitigation and Fuels Management Plan

The Summerhawk development is proposed at the boundary of the urban/wildland interface. All structures within the interface area will comply with the requirements of the International Fire Code (2003) as well as the Carson City Municipal Code Title 14. During construction activities, spark arresters will be required on mechanical powered equipment. Non-combustible roofs and building materials will be used.

According to Fire Department standards, the roads in the Summerhawk development will provide two points of access and egress. A 15 foot wide emergency evacuation route has been designed from the top of the development to exit onto Curry Street. All easements for firebreaks provide access for fire fighting personnel and equipment.

The applicant provided information that the proposed subdivision provides for fire safety to reduce the spread of wildfire and opportunity of ignition in the development. A specialist in fuel modification and maintenance plans has prepared a document with consultation and input from the Carson City Fire Department Fire Prevention Bureau. The Fuels Management Plan includes provisions for Defensible Space, Community Defense Zones, Defensible Fuel Profile Zone identification, fire lanes and fuel breaks. Defensible space will be created through the clearing of underbrush and excess combustible vegetation. The preliminary Fuels Management Plan prepared by C.G. Celio and Sons has been provided with the application. The final version of the plan will be subject to final review and approval by the Fire Department and Planning Division.

Temporary Tract Sales Office and Flags

The applicant is asking that four model homes, a temporary tract sales office, and advertising devices consisting of flags and flagpoles, be approved by the Planning Commission. The temporary tract sales office will be utilized prior to the construction of the model homes. The facility will consist of a commercial coach (trailer) located approximately in the vicinity of the model homes. The commercial coach will be removed upon completion of the model home sales office. Model homes are planned to be located on lots one, two, 66 and 67, on Kestral Way. According to the applicant, the public will benefit from well established and regulated model homes and office facilities, the orderly demonstration of the model homes, and the convenience of the sales office. The model homes will be the same type that will occur throughout the rest of the subdivision. The model homes will have no significant impact on existing public services and facilities. All necessary facilities and services needed to conduct the use will be in place prior to construction of the model homes. To mitigate potential adverse impacts on adjacent residences, the business will limit the hours of operation. The model home driveways will accommodate two parking spaces. The average time spent at the model homes gathering information is about 20 minutes per client. During the week, the average is expected to be seven visitors per day. On the weekend, the average number of visits from prospective buyers is nine per day.

The proposed model homes will use eight flags to identify the sales center house as a subdivision sales information center. The flags will be mounted on retractable fiberglass poles that can easily be taken down or lowered during stormy weather.

Hillside Development

According to the applicant, hillside environments pose unique challenges for construction and maintenance of both housing and services. They are prone to natural hazards and they topographically constrain design. In addition, the cumulative effects from improper hillside development can include significant destruction of the scenic beauty of the community, degradation of water quality, increased downstream runoff and flooding problems, loss of sensitive biological habitats and habitat linkages, erosion, slope failures, fire hazards, lack of access for emergency vehicles and high cost for maintenance of public improvements.

The applicant is applying for a Special Use Permit for hillside development so that the Commission may assess the potential negative impacts of the hillside development. Mitigation procedures included in the application relate to accepted engineering practices for hillside development, erosion control and slope stabilization procedures and recommendations contained in the soils, geology and drainage reports.

The applicant states that a key goal is protecting the natural environment, the views and natural features that residents and guests of Carson City value. The open space design is intended to protect natural features and provide natural open space by emphasizing the natural environment and wildlife habitat. The applicant states that the development will harmonize with its surroundings and reflect the character and quality of its setting.

PUBLIC COMMENTS: Public notices were mailed on November 8, 2006 to 63 adjacent property owners within 300 feet of the subject site pursuant to the provisions of NRS and CCMC.

At the writing of this report, staff had received a number of inquiries about the proposed subdivision. Many questioned whether or not the development could be viewed from the north side of C Hill, in the area of Crain Street and Crain Circle. Staff went on several site visits to the proposed area, and it was determined that no part of the subdivision will be seen from the north of the C Hill area.

Any comments that are received after this report is complete will be submitted prior to or at the Planning Commission meeting, depending on their submittal date to the Planning and Community Development Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS: Comments were received from various city departments. Recommendations have been incorporated into the recommended conditions of approval, where applicable.

Nevada Division of Environmental Protection commented that the following is required:

1. Supply "Will Serve" or "Intent to Serve" letters from the water and wastewater utilities.
2. Please provide evidence of certification of the proposed method of wastewater collection, treatment and disposal by the Nevada Division of Environmental Protection, Bureau of Water Pollution.

Carson City Fire Department commented that the following is required:

This project shall meet codes and ordinances pertinent to the building type and occupancy classification.

Carson City School District Transportation Department supports the project and confirms that the School District would provide transportation to Bordewich Elementary, Carson

Middle School and Carson High School from this area which will be impacted due to the proposed project.

The Carson City Engineering Division had a number of comments that are included in the conditions and attached with their memo.

The Carson City Building Department:

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans must comply with the latest version of the Carson City Building Division handout title "*RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*" Dwellings may not encroach closer than 3'-0" (three feet) to the property lines with a 1'-0" (one foot) roof overhang or projection. Dwellings which encroach closer than 3'-0" (three feet) to the property lines shall be required to have one-hour rated fire resistive construction. Furthermore, there shall be no exterior openings for the wall line of a dwelling which encroaches closer than 3'-0" (three feet) to the property lines (*' IRC Section R302*)
3. Properties above 5,000 feet in elevation shall be required to be designed for a 40 PSF roof snow load. (*Carson City amendment of '3 IRC R301.2.3 & Table R301.2.3*)
4. All roofing shall meet the requirements of a Class 'A' fire resistance rating within this subdivision. (*Carson City amendment of ' IRC R905.1*)
5. As part of a complete submittal, the issue of drainage away from the proposed dwellings must be addressed. The drainage must flow towards the public right of way, and may not cross property lines towards neighboring structures. (*' IRC R401.3*)

TENTATIVE MAP FINDINGS:

Staff recommends approval of the Tentative Subdivision Map based on the findings below and in the information contained in the attached reports and documents, pursuant to CCMC 17.05 (Tentative Maps); 17.07 (Findings) and NRS 278.349, subject to the recommended conditions of approval, and further substantiated by the applicant's written justification. This development was reviewed under the guidelines of CCMC Title 17, specifically Section 17.01.010. The design, improvement and maps of subdivisions are governed by the Planning and Zoning Act (Chapter 278 and 278A of Nevada Revised Statutes, hereinafter referred to as "NRS"), NRS 116, so far as is applicable, and the provisions of this title. The purposes of this title are to safeguard the public health, safety and general welfare by establishing certain additional standards of design, improvement, survey and development of subdivisions hereafter platted in Carson City in order to provide and insure the orderly and proper growth and development thereof.

1. **The project complies with applicable environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, water supply, and sewage disposal.**

Sewer and water infrastructures were analyzed by Carson City. This development will be required to upgrade the water and sewer infrastructure to serve this development as well as provide connections to infrastructure to accommodate further development in the vicinity. The conditions of approval ensure compliance with applicable environmental health laws, including those required by NDEP as well as Carson City Development Services.

A Conceptual Water Analysis for Summerhawk was completed October 2006 by Capital Engineering and submitted on behalf of Syncon Homes. As documented in the report the project will expand the Carson City water system by extending the water main from Curry Street westerly to Rhodes Street and through the project site. To accommodate the increased elevation, a water booster station will be required to boost water to a new tank site at an approximate elevation of 5200 feet. Pressure regulators will also be required to accommodate the homes in the lower elevations on the subject site.

A Conceptual Sewer Analysis for Summerhawk was completed October 2006 by Capital Engineering and submitted on behalf of Syncon Homes. As documented in the report the project will extend sewer along Rhodes Street from Curry Street and will service the northern portion of the site of approximately 159 lots. The southern portion of the subject site, approximately 42 lots, will sewer to Betts Street and will exit via two options.

2. **Adequate water that meets applicable health standards is available in sufficient quantity to serve the subdivision.**

As indicated in the Engineering Division's analysis of the application, this development will be required to upgrade the water and sewer infrastructure to serve this development.

3. **Adequate utilities are available and accessible to serve the subdivision.**

The applicant shall adhere to all Carson City standards and requirements for water and sewer systems, grading and drainage, and street improvements, as outlined in the Development Standards and other applicable Divisions and as required by the Standard Specifications and Details for Public Works Construction, as adopted by Carson City. No deviations from the standards are allowed unless specifically noted on the approved tentative map.

4. **Adequate public services such as schools, police protection, transportation, recreation and parks are available and accessible to serve the subdivision, including adequate availability and accessibility of water and services for the prevention and containment of fires.**

As stated in the information provided by the applicant, transportation facilities (including roads) will be required to be improved to allow for the proposed development. Recreational and park facilities have been proposed and included in the 201 residential development proposal. On November 7, 2006 the Parks and Recreation Commission approved the proposed project park design. The applicant will consult with the Parks and Recreation staff to finalize the plan. The Carson City School District has provided comments, and staff has integrated a condition regarding bus stop incorporation within the site planning of the project as needed by the Carson City School District.

The applicant was required by the Carson City Fire Department to consult an independent party to conduct a Fuels Management Plan for the proposed development. The Fuels Management Plan for Summerhawk was prepared by C.G. Celio & Sons Company on October 1, 2006 and was provided for review and approval from the Carson City Fire Department and the Planning Division. The applicant has also incorporated within the design of the proposed project a fire break pathway throughout the site. This fire break pathway will act as a fire break and an access pathway for the Carson City Fire Department in a time of emergency.

The objective of the wildland fuels management for Summerhawk is to create a discontinuous fuel bed around the proposed community that would not support fast moving, high intensity wildfires.

5. **Adequate access to public lands is provided where the proposed subdivision is adjacent to public lands.**

The proposed subdivision is adjacent to public lands to the west. However, the proposed project does not impair access to those public lands in anyway. The lands adjacent to the subject project are a 232.5 acre parcel owned by the Bureau of Indian Affairs (Carson Indian Colony) and a 200 acre parcel owned the BLM/United States of America (USA). The applicant is proposing to connect the proposed fire break pathway to the eastern boundary of the adjacent USA parcel.

6. **The subdivision conforms with the zoning ordinance and master plan.**

The proposal is in conformance with the Master Plan and will be in conformance with the Zoning Ordinance (Title 18). The proposal is consistent with a number of goals and policies that support a diverse community with multiple opportunities for

housing. See SUP master plan findings.

This location of the proposed project is unique. The natural characteristics of the site include natural grasses, rock out-croppings, rolling landforms resulting in very distinct topographic undulations as well as specific steep hilly attributes. Clearly, this project has been designed with the Carson City Land Use Map and Master Plan as a fundamental guide for the project configuration.

- 7. The subdivision generally conforms with the City's Streets and Transportation Element.**

Prior to submittal of any final map or parcel maps, Development Engineering shall approve all on-site and off-site improvements which are to be in conformance with the City's Streets and Transportation Element of the City's Master Plan.

- 8. The subdivision will have little or no detrimental effect on vehicular or pedestrian traffic and adequate public streets are provided to serve the subdivision.**

A Traffic Analysis was prepared by Paul W. Solaigui and completed in August 2006. The proposed project will generate approximately 2,029 average daily trips with 159 trips occurring during the AM peak hour and 214 trips occurring during the PM peak hour. Within the traffic analysis are recommendations regarding improvements which shall comply with Carson City requirements.

Access to the subject site will be provided from one access roadway intersecting Rhodes Street and one access roadway extending from Betts Street west of Boyle Street.

The Carson City Development Engineering Department provided comments to the Planning Division that indicate that, in general, the development will not cause adverse impacts to the existing street system.

- 9. The subdivision will have little or no detrimental effect on physical characteristics of the land such as flood plain, earthquake faults, slope, and soil.**

A Conceptual Drainage Study was prepared by Capital Engineering in October 2006. The subject site contains two main drainage-ways that flow from the high elevations to the west of the site and flow east through the site to two discharge points, one located near the western terminus of Betts Street and the other near the western terminus of Rhodes Street. The applicant notes in the report the proposed development will not only accommodate the existing project but will enhance the drainage collection for the area.

A geotechnical investigation report was prepared by Black Eagle Consulting, Inc. In October 2006. It is important to note there is an existing earthquake fault located on the eastern most portion of the subject site. The applicant has not proposed to locate any of the proposed single family dwelling units within 200 feet of the approximate location of the fault.

- 10. The recommendations of applicable State agencies and the School District have been incorporated into the conditions of approval.**

The requirements of Nevada Division of Environmental Protection (NDEP) have been incorporated into the tentative map conditions of approval. The applicant must comply with all State agency requirements prior to approval of the final subdivision map.

School transportation will be provided to the applicable, zoned schools in accordance with Carson City School District policies and regulations. The applicant will provide on-site bus stops that will be incorporated in the site planning of the proposed project per Carson City School District regulations as needed.

- 11. Existing and/or proposed recreation and trail easements are adequate to serve the proposed development.**

The Summerhawk development will assist in the improving and expanding of the Carson City Trails Network as identified on the Carson City Unified pathways Master Plan adopted March of 2006 by the Carson City Board of Supervisors.

Summerhawk's trails and pathways have been designed to minimize vehicular conflicts that allow the user to enjoy Carson City's natural setting. The system of recreational trails preserve the natural environment and visual backdrop of Carson City.

The proposed project has been designed around parks, open space and pathways that provide connectivity to the surrounding community. Carson City Parks and Recreation staff has identified that the Summerhawk development's location is critical to the continued construction/connectivity of the City's trail system. The proposed trail system will provided connectivity to parks, federal lands to the west and adjacent neighborhoods and provide a fire break and fire access road as recommended by the Carson City Fire Department while also minimizing the disturbance of the slopes and natural vegetation.

- 12. All codes and regulations requirements of the Carson City Fire Department.**

Summerhawk has also worked with the Carson City Fire Department and Planning Division to provide for fire safety to reduce the spread of wildfire and reduce the opportunity of ignition by providing Community Defense Zones, Defensible Fuel Profile

Zone identification, fire lanes and fuel breaks as noted in the Fuels Management Plan prepared by C.G. Celio & Sons Company.

The applicant was required by the Carson City Fire Department to consult an independent party to conduct a Fuels Management Plan for the proposed development. The Fuels Management Plan for Summerhawk was prepared by C.G. Celio & Sons Company on October 1, 2006 and was provided for review and approval from the Carson City Fire Department and the Planning Division. The applicant has also incorporated within the design of the proposed project a fire break pathway throughout the site. This fire break pathway will act as a fire break and an access pathway for the Carson City Fire Department in a time of emergency.

SPECIAL USE PERMIT FINDINGS: Staff's recommendation is based upon the findings as required by CCMC Section 18.02.062 (Special Use Permits) enumerated below and substantiated in the public record for the project.

1. Will be consistent with the master plan elements.

The Carson City Mater Plan identifies the subject area as Low Density Residential (LDR)/Open Space (OS). Regarding the Master Plan Policy Checklist which is designed for developers, staff and decision makers and is intended to be used as a guide only, the following themes are the themes identified as being satisfied by the proposed project.

Chapter 3: Balance Land Use Pattern:

Meet the provisions of the Growth Management Ordinance (1.1d, Municipal Code 18.12).

The proposed development meets the provisions of the City's Growth Management ordinance by addressing and satisfying compliance standards for critical components of water and sewage in addition to other components related to the development.

Provide pathway connections and easements consistent with the adopted Unified Pathways Master Plan and maintain access to adjacent public lands (1.4a).

The Summerhawk development will assist in the improving and expanding of the Carson City Trails Network as identified on the Carson City Unified Pathways Master Plan adopted March of 2006 by the Carson City Board of Supervisors.

Summerhawk's trails and pathways have been designed to minimize vehicular conflicts that allow the user to enjoy Carson City's natural setting. The system of recreational trails preserve the natural environment and visual backdrop of Carson City.

The proposed project has been designed around parks, open space and pathways that provide connectivity to the surrounding community. Carson City Parks and Recreation staff has identified that the Summerhawk development's location is critical to the continued construction of the City's trail system. The proposed trail system will provide connectivity to parks, federal lands to the west and adjacent neighborhoods and provide a fire break and fire access road as recommended by the Carson City Fire Department while also minimizing the disturbance of the slopes and natural vegetation.

Protect existing site features, as appropriate, including mature trees or other character-defining features (1.4c).

The location of the proposed project is unique. The natural characteristics of the site include natural grasses, rock out-croppings, rolling land-forms resulting in very distinct topographic undulations as well as specific steep hilly attributes. Clearly, this project has been designed with the Carson City Land Use Map and Master Plan as a fundamental guide for the project configuration.

Native vegetation will be retained on hillside terrain to help maintain natural drainage swales, reduced erosion and preserve the character of the hillside development. Vegetation sufficient to stabilize the soil will be established on all disturbed areas as grading is completed. Areas not contained within lot boundaries will be protected with adapted fire resistant species.

Provisions shall be made to monitor and maintain, for a period of three years regardless of ownership, a maintenance plan for the common open space area. The maintenance plan for the common open space area shall, at a minimum, address the following:

- a. Vegetation management;*
- b. Watershed management;*
- c. Debris and litter removal;*
- d. Fire access and suppression;*
- e. Maintenance of public access and*
- f. Other factors deemed necessary by the Commission or the Board.*

At adjacent county boundaries or adjacent to public lands, coordinated with the applicable agency with regards to compatibility, access and amenities (1.5a, b).

The applicant has been in contact with the U.S. Forrest Service regarding the proposed project. The project has been designed to incorporate parks, open space and pathways that provide connectivity to the surrounding community and the public lands to the west.

Summerhawk has also worked with the Carson City Fire Department to also provide for fire safety to reduce the spread of wildfire and reduce the opportunity of ignition by providing Community Defense Zones, Defensible Fuel Profile Zone identification, fire lanes and fuel breaks as noted in the Fuels Management Plan prepared by C.G. Celio & Sons Company.

Summerhawk development, through the collaboration between Syncon Homes, Capital Engineering and Carson City staff has addressed concerns regarding safety, preservation of scenic views, watershed protection, soil stabilization and erosion control, protection of archaeological sites and environmental impacts.

Protect environmentally sensitive areas through proper setbacks, dedication, or other mechanisms (3.1b).

The applicant has noted that a key goal of the subdivision is to protect the natural environment/views and natural features that the existing residents, future residents and guests of Carson City value. As noted above the proposed project will integrate the existing natural features into the development design. The open space is designed to provide protection of the open space for current and future residents of Carson City.

The applicant has noted that the Summerhawk project addresses potential hillside environmental and aesthetic impacts through the project design which will implement the following objectives:

- Enhance the quality of life of existing and future residents by the preservation and protection of the City's significant natural features.*
- Contribution to the natural hillside character of the existing neighborhoods and developments in the area by limiting the alteration to the topography and natural drainage ways.*
- Preservation and protection of the unique features and aesthetic qualities of the hillside areas.*
- The minimization of the removal of significant vegetation and natural features. The subject site does not contain any trees.*
- The Open Space design can preserve and protect the existing wildlife habitat.*

- *The proposed single family units for the project are not located within the Carson City Skyline area.*

Sited outside the primary flood plain and away from geologic hazard areas or follows the required setbacks or other mitigation measures (3.3d, e).

Mitigation measures and accepted practices for hillside development, erosion control and slope stabilization including recommendations contained in the soils, geological and hydrology reports as mentioned above have been submitted for review and approval to facilitate the mitigation of potential impacts.

Provide for levels of services (i.e. water, sewer, road improvements, sidewalks, etc.) consistent with the Land Use designation and adequate for the proposed development (Land Use table descriptions)?

Summerhawk has been designed to achieve an efficient pattern of development which is consistent with the recently adopted Carson City Land Use Map. As noted above the proposed development will not exceed the maximum density allowed pursuant to the CCMC. The LDR designation allows 2-3 dwelling units per acre.

Summerhawk will be required to provide the proper improvements associated with a project of 201 dwelling units.

Chapter 4: Equitable Distribution of Recreational Opportunities:

Is or does the proposed development:

Provide park facilities commensurate with the demand created and consistent with the City's adopted standards (4.1b)?

An important design element of Summerhawk is the fact that is organized around parks, open space and pathways that will provide connectivity in proximity to the surrounding community. Neighborhoods will be interconnected with the trails and pathways systems which is consistent with the most recently adopted Carson City Unified Pathways Master Plan.

The system will facilitate safe bicycle and pedestrian transportation. The applicant has worked diligently with the Parks and Recreation Commission and staff which results in the proposed park and open space plan which embraces a transitional approach which meets the vision of the community by incorporating the diversity identifies in the Parks and Recreation Master Plan. The advantage of this proposal is that it provides

for areas of developed manicured parks as well as areas to be continued and preserved in a natural state for future generations to come.

Consistent with the Open Space Master Plan and Carson River Master Plan (4.3a)?

Summerhawk is consistent with the Carson City Open Space Master Plan as this area is identified as land with undeveloped desirable open space attributes noted as developable land in a desirable area. This plan was reviewed and a recommendation of approval was provided from the Carson City Open Space Advisor Committee (OSAC) on October 16, 2006. The Open Space Manager recommended that the OSAC favorably consider the offer to dedicate these lands to Carson City to be managed by the Carson City open Space Program. The area designated for dedication for open space is approximately 472.5 acres. Open Space areas as depicted by this Tentative Map shall be dedicated in the appropriate manner and conveyed to the Carson City Open Space Program.

Provisions shall be made to assure adequate screening and buffering of existing and potential developments adjoining the proposed common open space development. The applicant shall provide plans for review and approval from the Parks and Recreation Department and the Planning Division.

Designated common open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools or other public facilities.

Chapter 6: Livable Neighborhoods and Activity Centers:

Is or does the proposed development:

Promote variety and visual interest through the incorporation of varied building styles and colors, garage orientation and other features (6.1b)?

The applicant has noted that Summerhawk promotes variety and visual interest through the incorporation of varied building styles and colors, residential garage orientations and specific architectural and landscaping design features.

Exterior building colors should blend with surrounding development and not cause abrupt changes. Primary building surfaces (excluding trim areas) should be muted or earth-tone in color. Bold colors shall be avoided except when used as accent or trim.

Provide variety and visual interest through the incorporation of well-articulated building facades, clearly identified entrances and pedestrian connections, landscaping and other features consistent with the Development Standards (6.1c)?

Summerhawk is presented to enhance the aesthetic appearance of the community. As noted above, this project will be subject the design guidelines of the Carson City Municipal Code and subject to the review and approval of the Planning Division.

The applicant/developer will consult with the Carson City Parks and Recreation staff regarding the finalization of the Parks and Trail systems.

Provisions shall be made to monitor and maintain, for a period of three years regardless of ownership, a maintenance plan for the common open space area.

Provide appropriate height, density and setback transitions and connectivity to surrounding development to ensure compatibility with surrounding development for infill projects or adjacent to existing rural neighborhoods (6.2a, 9.3b 9.4a)?

The zoning of the residential neighborhood is SF12. The setbacks proposed within the Summerhawk development will be the same as the SF12 setbacks even though the proposed minimum lot size is 8,000 square feet (8,000sf-17,994sf). The proposed building height will not exceed the maximum allowed pursuant to the CCMC of 26 feet in the SF12 zoning district.

Chapter 7: A Connected City:

Is or does the proposed development:

Promote transit-supportive development patterns (e.g. mixed-use, pedestrian-oriented, higher density) along major travel corridors to facilitate future transit (11.2b)?

Summerhawk will be connected with the retail/commercial uses through a system of streets, sidewalks, trails and pathways to facilitate safe and efficient flow of pedestrians, bicycles and vehicles. Retail /commercial uses are concentrated along Curry Street and in the vicinity of the commercial corridor near US Highway 395. As noted above the proposed development has been designed with the inter-connectivity of the neighborhoods.

Maintain and enhance roadway connections and networks consistent with the Transportation Master Plan (11.2c)?

Summerhawk will be required to provide adequate roadway connections, improvements and circulation through the development in addition to providing suitable connections and improvements to existing roadways.

Provide appropriate pathways through the development and to surrounding lands, including parks and public lands, consistent with the Unified Pathways Master Plan (12.1a, c)?

An important design element of Summerhawk is the fact that is organized around parks, open space and pathways that will provide connectivity in proximity to the surrounding community. Neighborhoods will be interconnected with the trails and pathways systems which is consistent with the most recently adopted Carson City Unified Pathways Master Plan.

Summerhawk has incorporated housing types that are compatible with neighborhood specific design considerations. Neighborhoods will be interconnected with a trails and pathways system to facilitate safe and efficient flow of pedestrian, bicycles and vehicles.

2. **Will not be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and will cause no objectionable noise, vibrations, fumes, odors, dust, glare or physical activity.**

Conditions of approval have been imposed to ensure that the proposal does not have a significant adverse impact on an adjacent residential use. These conditions include limitation on the sales office hours of operation and procedures for the removal of the flagpoles and flags.

The applicant shall obtain a dust control and stormwater pollution prevention permit from NDEP. The site grading must incorporate proper dust control and erosion control measures.

Outdoor lighting shall be residential in character for the model homes and the temporary sale office. All light sources shall be located and installed in such a way as to prevent spillover lighting onto adjoining properties, and glare to the sky.

The applicant has noted that Summerhawk is not similar to the existing older development adjoining the south and the east. Those developments were not subject to the newer most recent adopted Design Standards of Carson City. Summerhawk's open space areas are continuous with other surrounding open space areas.

Summerhawk will utilize lighting options which include Sierra Pacific Street lights. The lighting fixtures include a variety of designs which Sierra Pacific designs, installs, operates and maintains. All fixtures will incorporate cut-off options supporting the "Dark Skies" initiative.

3. Will have little or no detrimental effect on vehicular or pedestrian traffic.

The proposed project will impact existing pedestrian and vehicular traffic. Right of way improvements will be required as part of the proposed Tentative Map request. The existing pedestrian and vehicular traffic will benefit from the improvements that will result from the proposed project. Betts Street and Rhodes Street both and in need of improvements that will improve the pedestrian/vehicular traffic within the vicinity.

On-site parking is shall be provided to accommodate the parking generated by the proposed temporary tract sales office and model homes. The applicant will provide parking options for review and approval by the Development Engineering and Planning Divisions.

4. Will not overburden existing public services and facilities, including schools, police and fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements.

The proposal will have an impact on existing public services and facilities to a measurable extent. As a result of the proposed project the applicant will be required to improve fire protection, water, sanitary sewer, public roads, storm drainage, and other public improvements as noted within this staff report. These improvements will have multiple benefits this area of Carson City as a whole. All necessary facilities and services needed to conduct the proposed use will be present within the area.

5. Meets the definition and specific standards set forth elsewhere in this title for such particular use and meets the purpose statement of that district.

The subject site is currently identified with two zoning districts, SF12 and CR.

The purpose of the SF6 and SF12 Districts is to provide for the development of single family detached dwellings in a suburban setting. The SF6 and SF12 districts are consistent with the policies of the Low Density Residential category of the Master Plan.

The purpose of the CR District is to identify the outlying lands that may be developed in the future when water supply, roads, schools, sewer and other public facilities and services are provided for potential development and lands with environmental constraints.

As noted above, the applicant is not seeking to develop the subject site with an increase of density other than the density currently allowed with the underlying zoning. Residential uses are primary permitted uses within both underlying zoning districts.

6. Will not be detrimental to the public health, safety, convenience and welfare.

Conditions of approval have been required to mitigate adverse impacts on adjacent residences. These conditions include the limitation of the hours of operation and the removal of the flagpoles and flags. The public at large will benefit from well established and regulated model homes and office facilities, the orderly demonstration of the model homes, and convenience of the sales office.

7. Will not result in material damage or prejudice to other property in the vicinity.

The applicant is requesting to allow compliance of the Carson City Hillside Ordinance and to allow a temporary tract sales office (model homes on lots 1, 2, 66 and 67) and flagpoles, on property zoned Single Family 12,000 (SF12) and Conservation Reserve (CR). Staff recommended that the applicant address the Carson City Hillside Ordinance as part of this application for the reason that addressing the Hillside elements at this time would delete the expectation for all of the 201 single family dwelling units to obtain Special Use Permits for development.

The request for a temporary sales office and model homes with flag/flagpoles is a reasonable request and is quite common with residential developments of this size.

VARIANCE FINDINGS: Based on the three required findings, pursuant to the Carson City Municipal Code (CCMC) Section 18.02.085 (Variances), which are enumerated below and substantiated in the public record, staff recommends approval of the variance request.

1. That because of special circumstances applicable to the subject property, including shape, size, topography and location of surroundings, the strict application of the zoning ordinance would deprive the subject property of privilege enjoyed by other properties in the vicinity or under identical zone classifications.

The subject site has spacial circumstances specific to the site as noted within this staff report which validate the granting of the variance and would relieve the owner of associated practical construction difficulties. The size and lot coverage of the proposed dwelling and attached garage is commensurate with the homes in the immediate vicinity.

A site analysis documenting the development opportunities and constraints has been included within this submittal. This analysis has been prepared to determine the total area covered by roads and lots, lot areas and total area determined as common open space. It is important to note the subject site does have site constraints including steep slopes, bedrock out-croppings, drainage considerations and existing earthquake fault

all which impact the potential development of the subject site in addition to being site specific.

An analysis of Summerhawk's slopes, soil characteristics, drainage, seismic faults and potential flood hazards has been provided by the applicant. The analysis shows steep slopes, bedrock outcroppings, existing utility easements, Carson City Skyline boundary, existing seismic fault location, drainage setback requirements and vegetation as constraints which leave limited land for development.

- 2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the applicant.**

Denial of the variance would impose practical difficulties on the applicant/owner, by limiting the buildable area on the lot where the topography would pose practical construction difficulties and would therefore limit enjoyment of substantial property rights of the applicant/owner. The subject site is a challenging site for development. The applicant is requesting to develop the subject without an increase to the overall density allowed on the subject site which will result in a Common Open Space Development, in addition to the preservation of at least 86% of the subject site contributing to the preservation of Carson City's valuable resources.

- 3. That the granting of the application will not, under the circumstances of the particular case, adversely affect to a material degree the health or safety of persons residing or working in the neighborhood of the subject property and will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.**

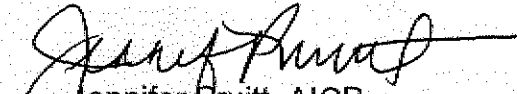
The variances requested will not be materially detrimental to the public welfare or materially injurious to property or improvements in the neighborhood of the subject property.

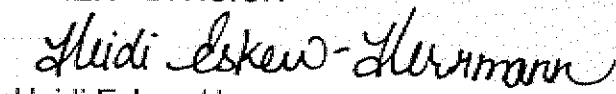
The variances requested are validated by the spacial circumstance on site. This request is not anticipated to be detrimental, improvements proposed with this development will improve the safety for all persons residing and working within the neighborhood.

In conclusion, based on the 12 findings related to Tentative Subdivision Maps, the Planning Division staff report, other departmental staff reports (Engineering Division, Fire Department, Parks and Recreation Division and State Department of Environmental Protection) we recommend approval of the Summerhawk Development and associated Special Use Permit and Variance request with the recommended conditions of approval contained within this staff report.

Respectfully submitted,

PLANNING AND COMMUNITY DEVELOPMENT DIVISION


Jennifer Pruitt, AICP
Senior Planner


Heidi Eskew-Herrmann
Assistant Planner

Attachments

- Application (TSM-06-203)
- Application (SUP-06-204)
- Application (VAR-06-205)
- Engineering Division comments
- Carson City Fire Department comments
- Carson City Parks and Recreation Commission comments
- Carson City Open Space Advisory Committee comments
- Division of Environmental Protection Comment
- Carson City School District comments
- Public comments

H:\PC\2006\Staff Reports\TSM-06-203 SUP-06-204 VAR-06-205 Summerhawk.wpd

**CARSON CITY PLANNING COMMISSION
CASE RECORD**

MEETING DATE: November 29, 2006

AGENDA ITEM NO.: G-6

APPLICANT(s) NAME: Capital Engineering
PROPERTY OWNER(s): Stanton Park Development and Hansler, LLC)

FILE NO.: TSM-06-203

ASSESSOR PARCEL NO(s): 009-021-02, 009-031-01, 009-031-02, 009-031-07 and 009-151-01
ADDRESS: Rhodes Street and Curry Street

APPLICANT'S REQUEST: Action to consider the following: Tentative Subdivision Map application known as Summer Hawk, to allow construction of 201 residential units (with approximately 86.2% common areas/open space) on approximately 548.2 acres on property zoned Conservation Reserve (CR)/ Single Family 12,000 (SF12), a Special Use Permit to allow compliance of the Carson City Hillside Ordinance and model homes (on lots 1, 2, 66 and 67), a temporary sales office and associated flags/flagpoles, and a Variance to allow minimum lot size reduction from the Conservation Reserve (CR)/ Single Family 12,000 (SF12) standards to an 8,000 square foot minimum lot size, in addition to a reduction in setback/lot width standards

COMMISSIONERS PRESENT: PEERY VANCE SEMMENS
 BISBEE MULLET REYNOLDS KIMBROUGH

STAFF REPORT PRESENTED BY: Jennifer Pruitt/Heidi Eskew-Hermann REPORT ATTACHED

STAFF RECOMMENDATION: CONDITIONAL APPROVAL DENIAL

APPLICANT REPRESENTED BY: Mark Rotter

APPLICANT/AGENT PRESENT

APPLICANT/AGENT SPOKE

APPLICANT/AGENT NOT PRESENT

APPLICANT/AGENT DID NOT SPEAK

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 WITH STAFF'S MODIFICATIONS. Yes

 3 PERSONS SPOKE IN FAVOR OF THE PROPOSAL

 1 PERSONS SPOKE IN OPPOSITION OF THE PROPOSAL

DISCUSSION, NOTES, COMMENTS FOR THE RECORD:

Public Comment:

- Dave Helgren - Issues with drainage, access and grading.
- Deputy District Attorney Madden informed the Commission that Mr. Helgren's comments were off the agenda's topic and that he should submit his claims in writing.
- David Ruf - owner Greenhouse Garden Center (GGC) - applicant addressed his issues, concerned with ability to load and unload trucks on Rhodes Streets. Would like to see effluent line to serve proposed parks and general area. Mentioned bike path on Curry Street and 29 year old development agreement between GGC and City. It looks like a nice project.

- Ed Silsby - adjacent resident - questioned how the flood plain will impact the connection of Rhodes and Betts Streets.
- Steve Oxoby - 1224 Crain Street - this development is a good way to accommodate growth. Can open space ever be developed with houses? (no per Walter Sullivan with acknowledgment from Juan Guzman, Open Space Manager)

MOTION WAS MADE TO RECOMMEND APPROVAL:

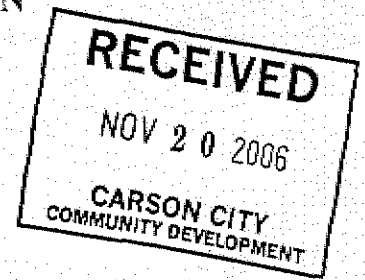
- WITH THE FINDINGS AND CONDITIONS AS ENUMERATED ON THE STAFF REPORT
- WITH THE FINDINGS AND CONDITIONS OF THE STAFF REPORT AS MODIFIED
- WITH THE FINDINGS AND CONDITIONS OF THE COMMISSION ENUMERATED ON THIS CASE RECORD

MOVED: Bisbee SECOND: Semmens PASSED: _6_/AYE _0_/NO __/DQ _1_/ABSENT __/ABSTAINED

SCHEDULED FOR THE BOARD OF SUPERVISORS

DATE: 12-21-06

PARKS AND RECREATION COMMISSION
STAFF REPORT



MEETING DATE: November 7, 2006

AGENDA ITEM NUMBER: 3B

STAFF: Roger Moellendorf, Parks and Recreation Director
Vern L. Krahn, Park Planner

REQUEST:

Action to provide the Planning Commission and Board of Supervisors with recommendations regarding the conceptual designs for a trail system concept and several parks for the proposed Summer Hawk Subdivision Development located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, and north of the Washoe Tribe's Carson Colony.

GENERAL DISCUSSION:

On October 17, 2006, the Parks and Recreation Commission was to discuss a trail system concept and the design for several parks within the proposed Summer Hawk Subdivision. Unfortunately, due to a lack of a quorum, this agenda item had to be postponed to the November 7, 2006, Commission meeting. Since October 17th, the Parks and Recreation Department staff and Mark Rotter, Project Engineer with Syncom Homes, have met to further refine the proposed trail system, including the trailhead park and the conceptual design for the park's development.

Park and Trail System Design Concepts:

All proposed water drainages and open space areas within the subdivision's interior are to be used to create an interconnected trail system to the surrounding federal lands, adjacent private properties, park sites, and the trailhead park at the northwest corner of the development. Also, these trails have been designed with a dual purpose. They will be used as fire breaks and fire access routes for the Carson City Fire Department to protect the subdivision from wildland. The parks provide areas of developed active and passive recreation, as well as natural areas which are less manicured (Refer to the REVISED attached site map and conceptual park maps). In addition, the Carson City Fire Department has recommended working with Carson City's Cooperative Extension Office and the developer to develop a fuel management plan for the City's open space areas and identify plant species which are fire resistant in the proposed park's design.

SummerHawk Summary - Project Information Data

Total Residential Lots:	201
Total Land Area:	548.2 Acres
Total Lot Area:	47.7 Acres (8.7%)
Total Street Area:	19.0 Acres (3.5%)
Total Open Space Area:	472.5 (86.2%)
Total 15' Pathway	6,070 Linear Feet / 1.15 Miles - 2.1 Acres
Total 8' Pathway	7,435 Linear Feet / 1.41 Miles - 1.4 Acres

Total Park Area	5.45 Acres
1. Conceptual Neighborhood Park:	1.53 Acres
2. Conceptual Active Park:	2.48 Acres
3. Conceptual Trailhead Park:	1.44 Acres

The proposed design concept is different from a centralized three to five acre park. However, staff supports the proposed smaller and decentralized park concept because it minimizes grading impacts on the property's surrounding hillsides and adapts itself to a difficult site. Furthermore, the proposed use of the trails systems as an alternate fire safe route is innovative and provides for the use of a recreation amenity to mitigate fire access concerns. A study by staff of a slope analysis map revealed that a substantial majority of residential units have been placed within areas of existing slopes of 15% or less. All other areas of the site contain slopes much greater than 15%.

Staff's Recommendation:

It is staff's opinion that the proposed design for the subdivision's trail system and parks is in substantial compliance with the City's recently adopted Parks and Recreation Master Plan and the Unified Trails Master Plan by providing park system amenities for this development. Furthermore, the proposed amenities *begin* to address the lack of park and trail facilities in Neighborhoods #8 and #9. The proposed trail system and parks have the benefit of offering open space and park land at no cost to Carson City and assists the City in the implementation of the Parks and Recreation Master Plan in the southwest area of the community. With the donation of these park and open space lands, there will come the responsibility of maintaining these lands and trail facilities. As a potential solution, staff will recommend a Condition of Approval to the Planning Commission and Board of Supervisors asking the applicant to create a Landscape Maintenance District to maintain the parks and trail system.

RECOMMENDED ACTION:

Move to provide the Planning Commission and Board of Supervisors with recommendations regarding the conceptual designs for a trail system concept and several parks for the proposed Summer Hawk Subdivision Development located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, and north of the Washoe Tribe's Carson Colony.

Active Park = 2.48 Acres

The Active Park consists of two sections centrally located. The northern area provides access to the residential roadway and adjacent rocky terrain. The southern area provides access to the residential portion of the site. The southern portion lies below the road, with open spaces on either side. More active play features are envisioned for this site, along with turf, and shaded picnic facilities.

Key

- OPEN SPACE PATHWAYS
- DEVELOPED PARK PATH
- FOCAL LANDSCAPE PLANTING AREAS
- LOW FIBER HAZARD EROSION CONTROL PLANTING
- LAWN AREA
- OPEN SPACE AREA
- PARK BOUNDARY

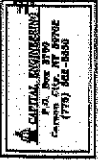
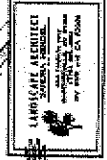
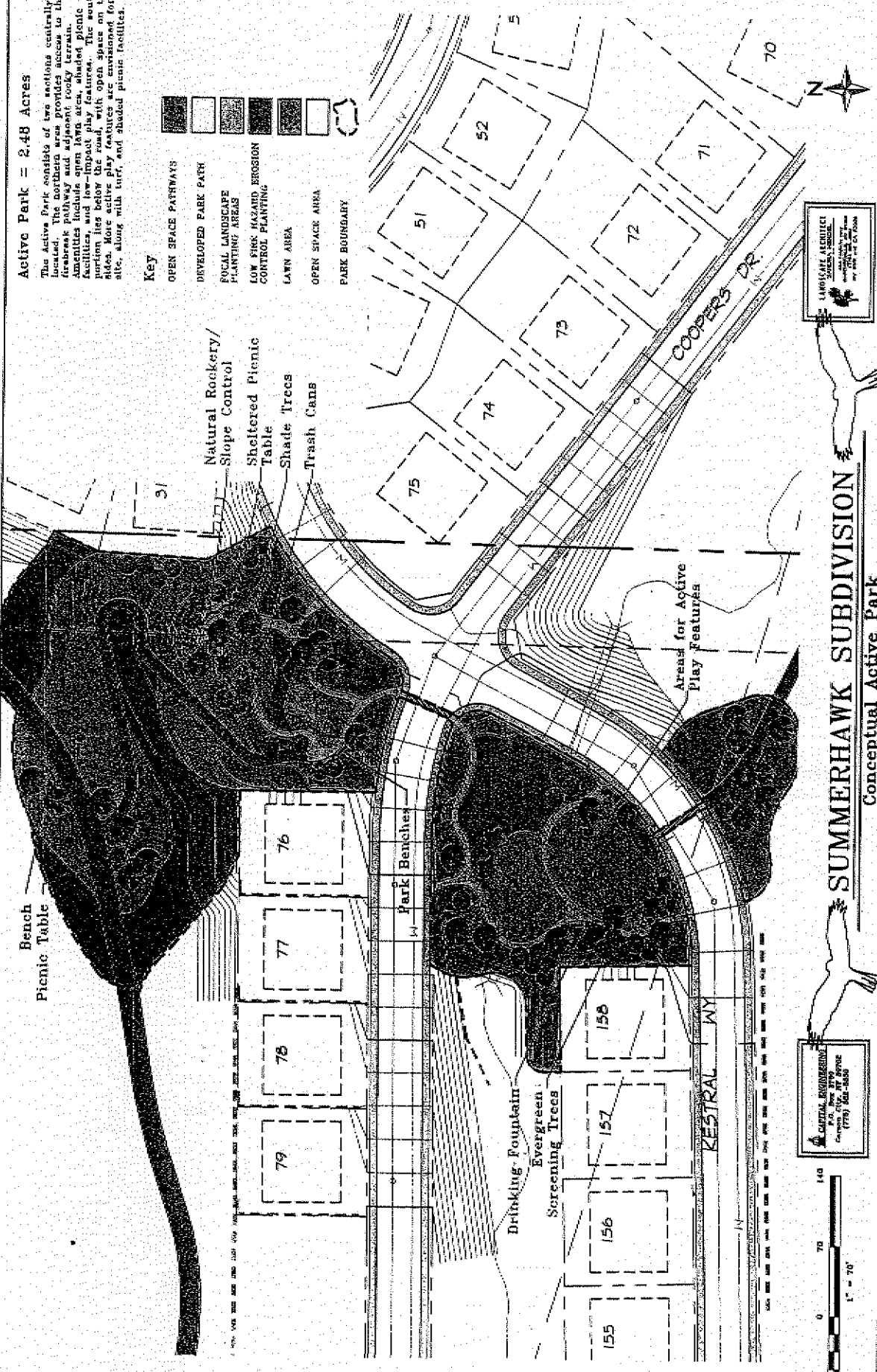
- Natural Rockery/
Slope Control
- Sheltered Picnic
Table
- Shade Trees
- Trash Cans

Bench
Picnic Table

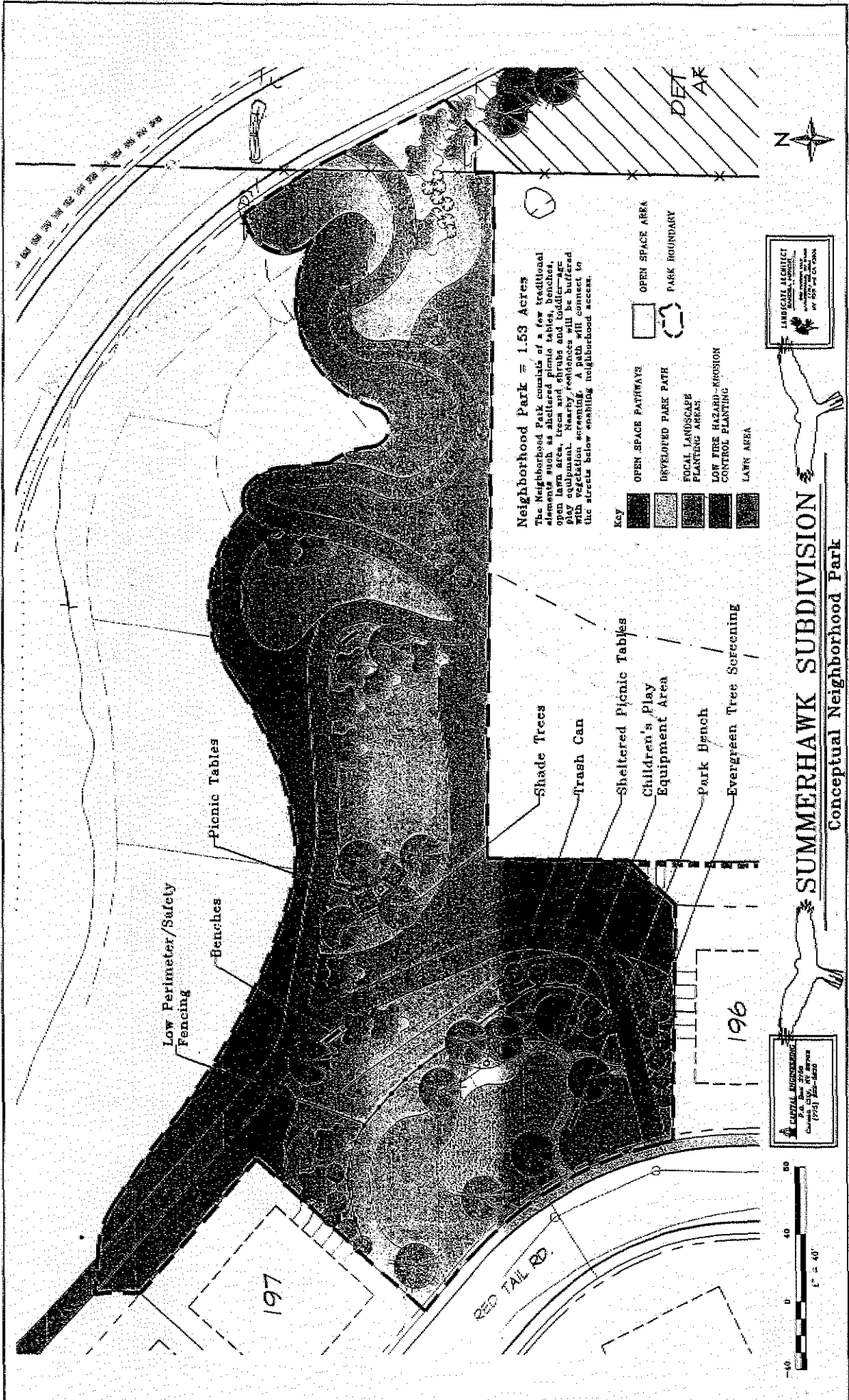
Park Benches

Drinking Fountain
Evergreen
Screening Trees

Areas for Active
Play Features



SUMMERHAWK SUBDIVISION
Conceptual Active Park



Neighborhood Park ≈ 1.53 Acres
 The Neighborhood Park consists of a few traditional elements such as sheltered picnic tables, benches, open lawn area, trees and shrubs and low fence screening. A path will connect to the streets below enabling neighborhood access.

- Key**
- OPEN SPACE PATHWAYS
 - DEVELOPED PARK PATH
 - FOCAL LANDSCAPE PLANTING AREAS
 - LOW FIRE HAZARD-KNOXION CONTROL PLANTING
 - LAWN AREA
 - OPEN SPACE AREA
 - PARK BOUNDARY

LANDSCAPE ARCHITECT
 MICHAEL J. HENNING
 1000 S. 10th Street
 Suite 100
 Lincoln, NE 68502
 (402) 441-0000

CAPITAL ENGINEERING
 P.A. Inc. 2000
 Omaha, NE 68102
 (402) 733-3420

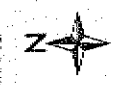
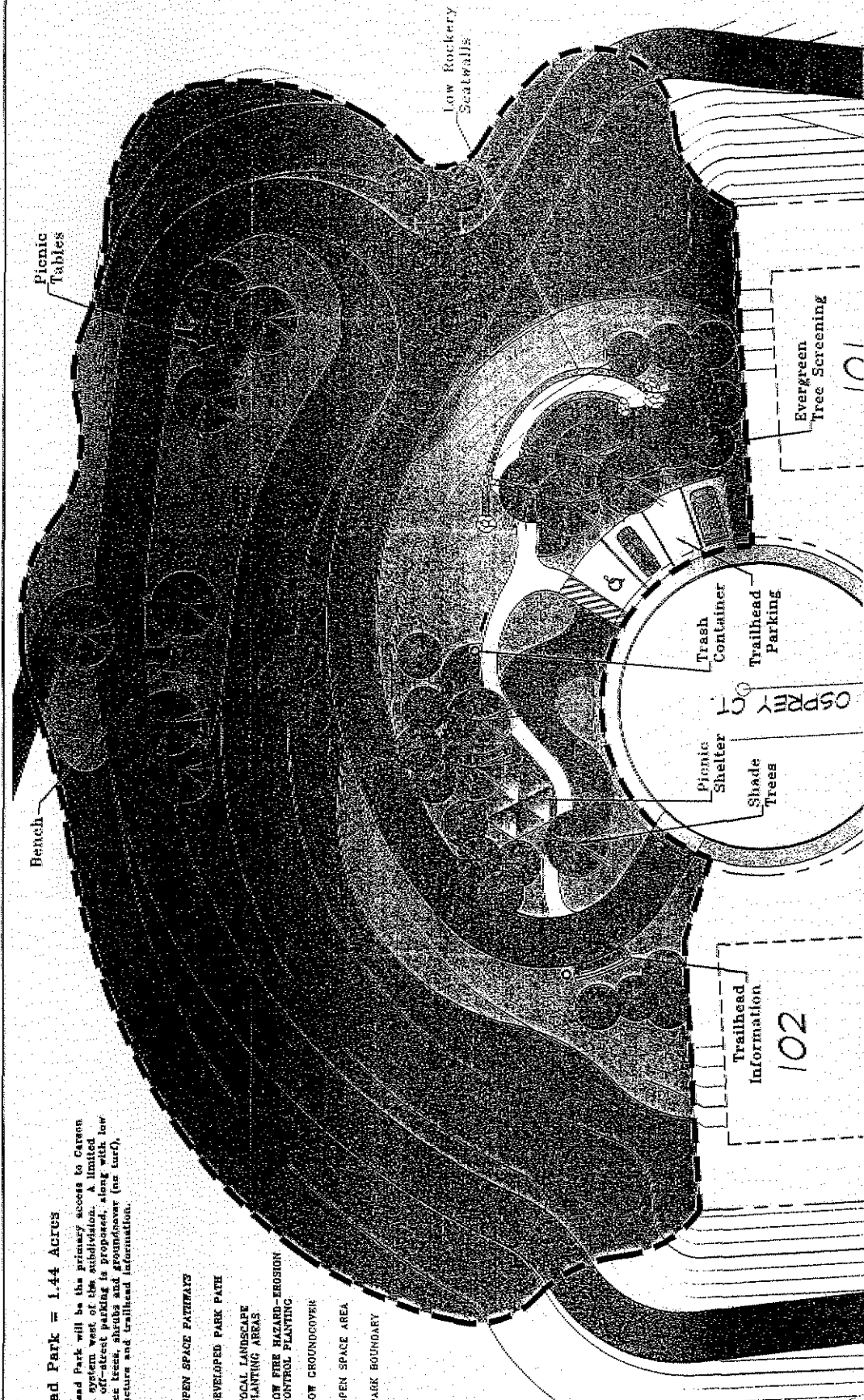
SUMMERHAWK SUBDIVISION
 Conceptual Neighborhood Park

Trailhead Park = 1.44 Acres

The Trailhead Park will be the primary access to Carren City's trail system west of the subdivision. A limited amount of off-street parking is proposed, along with low maintenance trees, shrubs and groundcover (no turf), picnic structure and trailhead information.

Key

- OPEN SPACE PATHWAYS
- DEVELOPED PARK PATH
- FOCAL LANDSCAPE PLANTING AREAS
- LOW FIRE HAZARD-EROSION CONTROL PLANTING
- LOW GROUNDCOVER
- OPEN SPACE AREA
- PARK BOUNDARY



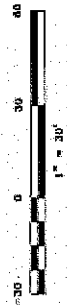
LANDSCAPE ARCHITECT
 JAMES R. HARRIS
 1770 8th Street
 Carren City, CA 95958
 (916) 484-4444

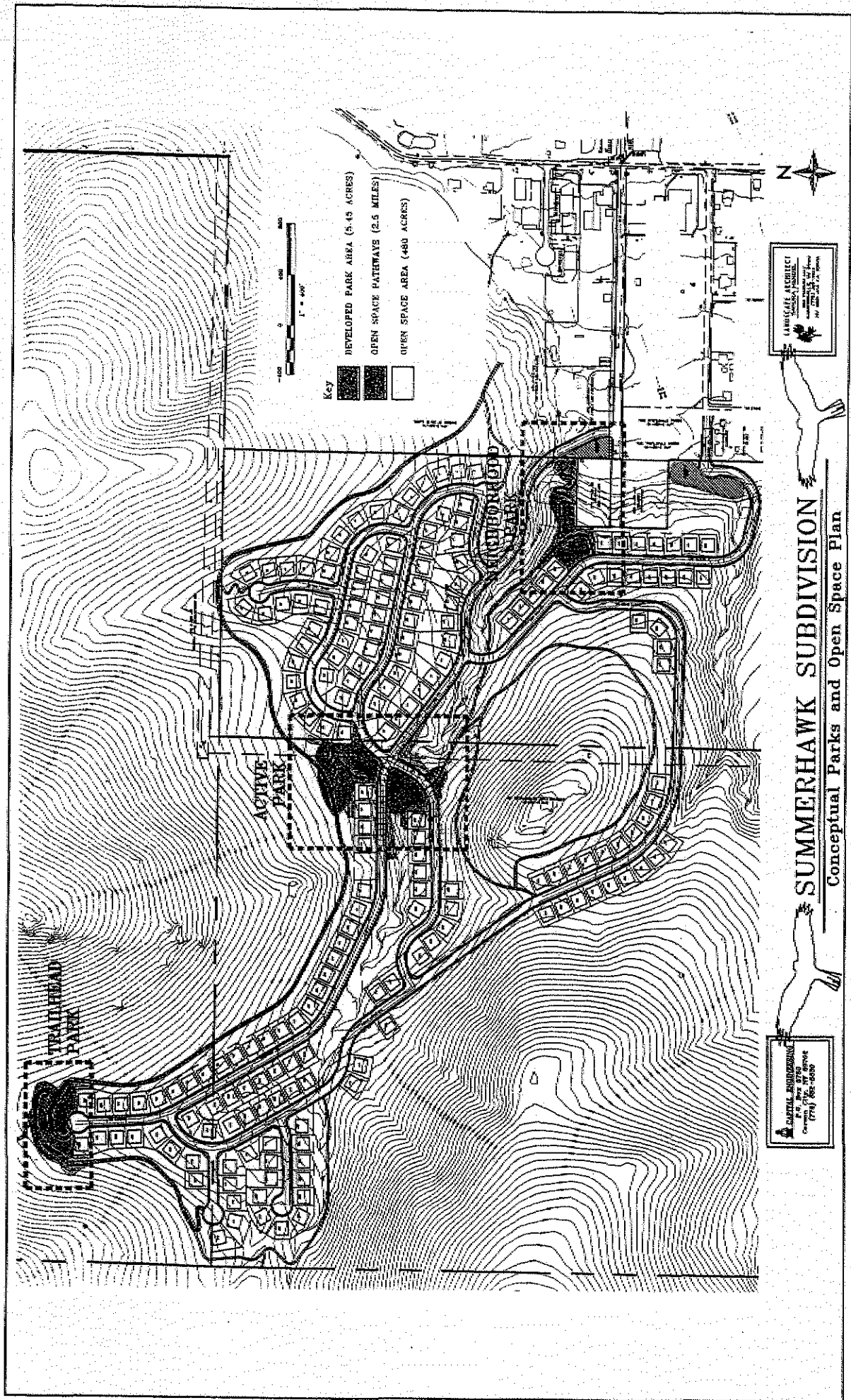


SUMMERHAWK SUBDIVISION
 Conceptual Trailhead Park



CAPITAL ENGINEERING
 254 West 21st Street
 Carren City, CA 95958
 (916) 484-4444





CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 1

DRAFT

A regular meeting of the Carson City Open Space Advisory Committee was scheduled for 6:00 p.m. on Monday, October 16, 2006 in the Community Center Sierra Room, 851 East William Street, Carson City, Nevada.

PRESENT: Vice Chairperson Dan Jacquet
 Michael Fischer
 Tricia Lincoln
 Wayne Perock
 Howard Riedl

STAFF: Linda Ritter, City Manager
 Juan Guzman, Open Space / Property Manager
 Vern Krahn, Park Planner
 Ann Bollinger, Open Space Assistant
 Stacey Giomi, Fire Chief
 Lee Plemel, Planning Division Principal Planner
 Mary-Margaret Madden, Senior Deputy District Attorney
 Kathleen King, Recording Secretary

NOTE: A recording of these proceedings, the committee's agenda materials, and any written comments or documentation provided to the recording secretary during the meeting are public record, on file in the Clerk-Recorder's Office. These materials are available for review during regular business hours.

CALL TO ORDER AND DETERMINATION OF QUORUM (6:11:54) - Vice Chairperson Jacquet called the meeting to order at 6:11 p.m. A quorum was present. Chairperson Hartman and Member Scott were absent.

CITIZEN COMMENTS ON NON-AGENDIZED ITEMS (6:12:10) - None.

1. ACTION ON APPROVAL OF MINUTES - September 18, 2006 (6:12:19) - Member Riedl moved to approve the minutes. Member Fischer seconded the motion. Motion carried 5-0.

2. MODIFICATIONS TO THE AGENDA (6:12:43) - None.

3. AGENDA ITEMS:

3-A. ACTION TO PROVIDE TO THE PLANNING COMMISSION AND BOARD OF SUPERVISORS RECOMMENDATIONS REGARDING THE OPEN SPACE COMPONENTS FOR THE SUMMER HAWK SUBDIVISION PROPOSED DEVELOPMENT LOCATED WEST OF THE INTERSECTION OF CURRY STREET AND RHODES STREET, SOUTH OF C-HILL AND NORTH OF THE CARSON WASHOE COLONY (6:12:50) - Mr. Guzman

CARSON CITY OPEN SPACE ADVISORY COMMITTEE**Minutes of the October 16, 2006 Meeting****Page 2****DRAFT**

introduced Mark Rotter of Capital Engineering, representing Syncon Homes, and provided background information on this item. Mr. Rotter introduced Michelle Godde, of Syncon Homes, and Paul Dalka, of Capital Engineering. He provided an overview of the project, and oriented the committee members to the subject property using a displayed aerial map. He narrated a SlideShow presentation of the proposed development.

In response to a question, Mr. Guzman explained the provisions of the City's hillside development ordinance. He advised that the subject parcel was considered by the committee a number of years ago, with the recommendation to encourage a planned unit development such as is being proposed. At Vice Chairperson Jacquet's request, Mr. Guzman explained the worst case scenario with regard to potential development of the subject property. Mr. Rotter requested a positive recommendation from the committee with regard to the proposed project. He advised of having spent a considerable amount of time with City staff to ensure an appropriate development. He expressed the opinion that the proposed development will benefit Carson City open space with connectivity to U.S. Forest Service lands to the west.

In response to a question, Mr. Rotter explained the provisions of the proposed landscape maintenance district. Mr. Guzman explained the method by which adjacent property owners can opt in to a landscape maintenance district. In response to a further question, Mr. Rotter advised that the only off-site improvements will be on Rhodes and Betts Streets. He pointed out a connection to an existing, off-site pathway. In response to a further question, he pointed out access points throughout the property. Mr. Guzman advised that the unified pathways master plan element designates the area as non-motorized. In response to a question, Mr. Rotter advised that the landscape maintenance district would have to be in place in order to request final map approval. In response to a further question, he anticipates the development to be built out in 4 to 6 years. In response to a further question, he noted the City's policy for developers to maintain parks, landscape, and fuels management for a two-year period. In response to a further question, he described plans for parks and recreation facilities within the development.

Member Riedl expressed concern regarding trail accessibility. Mr. Rotter advised that all the pathways will be located outside the lots. Mr. Guzman advised that all land encompassing pathways will be dedicated to the City. Member Riedl expressed support for the clustered development pattern, and "a lot of property in open space." In response to a question, Mr. Rotter advised that any cultural resources would need to be developed. Member Lincoln inquired as to the location from which the viewshed line was determined. Mr. Guzman advised that one point for the master plan analysis was from the intersection of Highway 50 and the freeway, the other point was further south from Edmonds and Clearview Drive. Mr. Rotter acknowledged that, other than a major power line, all utilities will be underground. In response to a further question, he advised that fuels management could be done through a variety of means. He acknowledged that specificity would be included in the provisions of the landscape maintenance district. Member Lincoln expressed a preference that sheep grazing be included as a preferred fuels management method.

CARSON CITY OPEN SPACE ADVISORY COMMITTEE

Minutes of the October 16, 2006 Meeting

Page 3

DRAFT

Vice Chairperson Jacquet called for public comment and, when none was forthcoming, entertained a motion. Member Fischer moved to recommend to the Planning Commission and the Board of Supervisors, as related to open space, the conceptual subdivision map for the Summer Hawk Subdivision located at the west terminus of Rhodes Street in Carson City, Nevada. Member Riedl seconded the motion. At Member Lincoln's request, Chief Giomi commented "we are moving into ground that we've never moved into before with this development ..." He advised that the developers had been very cooperative in terms of providing for the necessary safety of the future residents. He cautioned that Carson City is a fire environment, "and there are only so many things you can do to mitigate that fire environment." He emphasized the importance of residents realizing the risk involved in building a home in a wild land urban interface area. He explained that the fuel model is relatively easy to control at the present time because of the recent burn, but noted the history of fire in the area. The fuels management plan, which is in the process of being reviewed by Fire Department personnel, addresses many of the concerns raised by Member Lincoln. Chief Giomi cautioned against emphasizing any one type of fuel management method. He discussed the importance of providing the opportunity to use "the proper fuel management technique as opposed to a preferred method." While sheep grazing may be effective today, as the fuel environment changes, it may not be as effective in 10 to 20 years. Chief Giomi advised that protecting the subdivision entirely will be a challenge and will require an intensive effort on the part of community fire fighting resources. He clarified that protecting the subdivision will likely be less intense, given the modifications that Syncon is willing to make, than some of the community's existing subdivisions. Vice Chairperson Jacquet thanked Chief Giomi, and called for a vote on the pending motion. **Motion carried 5-0.** Vice Chairperson Jacquet recessed the meeting at 6:55 and reconvened at 7:02 p.m.

3-B. ACTION TO PROVIDE THE BOARD OF SUPERVISORS WITH RECOMMENDATIONS REGARDING THE FEDERAL LANDS BILL MAP. THE MAP WILL BE USED AS THE BASIS TO CREATE THE FEDERAL LANDS BILL FOR CARSON CITY, WHICH CONSISTS OF PROPOSED LEGISLATION TO BE CONSIDERED BY THE U.S. CONGRESS TO ALLOW FOR THE EXCHANGE AND / OR TRANSFER IN OWNERSHIP OF LANDS OWNED BY THE FEDERAL GOVERNMENT IN CARSON CITY. RECOMMENDATIONS MAY INCLUDE THE IDENTIFICATION OF FEDERALLY-OWNED LANDS AND CITY-OWNED LANDS WHERE OWNERSHIP MAY BE EXCHANGED AND / OR TRANSFERRED AND USED FOR PUBLIC OR PRIVATE ACTIVITIES INCLUDING, BUT NOT LIMITED TO, MANAGEMENT OF OPEN SPACE, PARKS AND RECREATION, ECONOMIC DEVELOPMENT, AND PUBLIC UTILITIES AND SERVICES (7:02:13) - Mr. Guzman introduced Ms. Ritter, Chief Giomi, Mr. Plemel, Mr. Krahn, Ms. Bollinger, and Consultant John McLain. He provided an overview of the recommendations regarding the Silver Saddle Ranch provided by the Carson River Advisory Committee and the Parks and Recreation Commission. He reviewed the federal lands bill public meeting schedule, and provided an overview of the agenda materials. Ms. Ritter explained the public process associated with the proposed federal lands bill map, and advised that the map will be presented to the Board of Supervisors on November 16th.

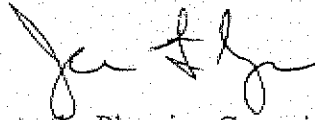
Mr. Guzman provided a detailed overview of the proposed federal lands bill map which was displayed

**OPEN SPACE ADVISORY COMMITTEE
STAFF REPORT**

MEETING DATE: October 16, 2006

AGENDA ITEM NUMBER: 3A

STAFF: Juan F. Guzman



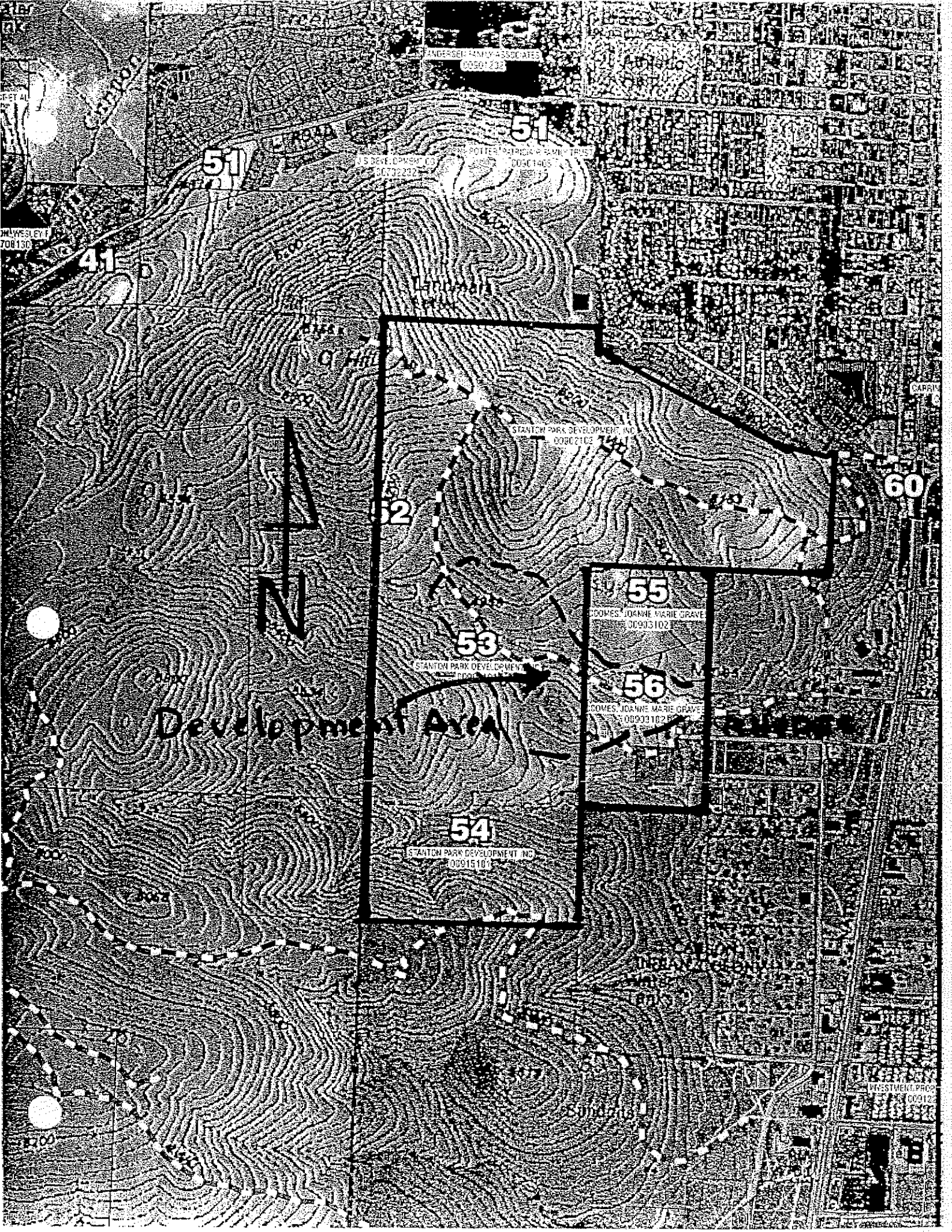
REQUEST: Action to provide to the Planning Commission and Board of Supervisors recommendations regarding the open space components for the Summer Hawk Subdivision proposed development located west of the intersection of Curry Street and Rhodes Street, south of C-Hill, and north of the Carson Washoe Colony.

GENERAL DISCUSSION: Mr. Mark Rotter, engineer for the Summer Hawk proposal by Syncom Homes, has agreed as requested by staff to bring these maps in front of the Open Space Advisory Committee. The proposal calls for the development of approximately 200 units located on private lands owned by JC Nevada Properties, LLC, and Stanton Park (Dwight Millard). The development anticipates using the provisions of the cluster ordinance, which allows densities to be clustered without the need to provide for a home owners association or the format of a planned unit development.

A review of the slope analysis map revealed that a substantial majority of the units have been placed within areas of existing slopes of 15% or less. All other areas of the site contain slopes much greater than 15%. It is pertinent to the functions of the Open Space Advisory Committee to advise the Board regarding the applicants' proposal to offer for dedication the lands not proposed for development surrounding the subdivision. These lands, owned by Mr. Dwight Millard, comprise sites previously identified as an area of priority for open space preservation. The proposal has the benefits of offering the land at no cost to Carson City. It also has the benefit of providing for trails, a developed linear park, and access into the adjacent lands owned by the Forest Service to the west, north, and south. With the donation of these lands will come the responsibility of the management of those lands, particularly at the interface where the lands are close to the subdivision. Staff anticipates the recommendation of a condition of approval to the Planning Commission and Board of Supervisors suggesting that the applicant create a maintenance district to facilitate the management of those lands. Although the proposal does not preserve all the existing land with recreation potential, it does offer a substantial amount of steep land providing for development of the areas with the least amount of steep topography. Staff will recommend that the Open Space Advisory Committee favorably consider the offer to dedicate these lands to Carson City to be managed by the Open Space Program (see attached letter).

On October 10, 2006, the applicant met with Parks and Recreation Department staff to discuss potential approaches for the parks amenities to be developed with the subdivision. Drainages and open space in the interior of the subdivision are to be used in order to create a linear park. That system provides for areas of developed manicured parks, as well as areas in a natural state. The advantage of this proposal is that it does serve to connect the interior of the subdivision to the exterior very well through trails and facilities. Staff has attached a simple map illustrating the proposed development area and the surrounding land ownerships.

RECOMMENDED ACTION: Move to recommend to the Planning Commission and Board of Supervisors, as it relates to Open Space, the conceptual subdivision map for the Summer Hawk Subdivision located at the west terminus of Rhodes Street in Carson City, Nevada.



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21

51

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ANDERSON ASSOCIATES
00901232

POTTER & SHAW & SHAW
00401405

N

52

53

60

55

COMES JOANNE MARIE GRAVE
00903102

56

COMES JOANNE MARIE GRAVE
00903102

Development Area

54

STANTON PARK DEVELOPMENT INC
00915104

INVESTMENT PROJ
009152

MEMORANDUM

To: Carson City Planning Division
From: Don Wilkins, Plans Examiner
CC:
Date: November 20, 2006
Re: Syncon Homes – Proposed "Summerhawk" PUD

Scope of Project:

Proposed Planned Unit Development

Concerns:

1. Project requires application for a Building Permit, issued through the Carson City Building Division. This will necessitate a complete review of the project to verify compliance with all adopted construction codes and municipal ordinances applicable to the scope of the project.
2. The plans must comply with the latest version of the Carson City Building Division handout title "*RESIDENTIAL PLAN SUBMITTAL REQUIREMENTS: One & Two Family Dwellings and Accessory Structures*"
3. Dwellings may not encroach closer than 3'-0" (three feet) to the property lines with a 1'-0" (one foot) roof overhang or projection. Dwellings which encroach closer than 3'-0" (three feet) to the property lines shall be required to have one-hour rated fire resistive construction. Furthermore, there shall be no exterior openings for the wall line of a dwelling which encroaches closer than 3'-0" (three feet) to the property lines ('03 IRC Section R302)
4. Properties above 5,000 feet in elevation shall be required to be designed for a 40 PSF roof snow load. (*Carson City amendment of '03 IRC R301.2.3 & Table R301.2.3*)
5. All roofing shall meet the requirements of a Class 'A' fire resistance rating within this subdivision. (*Carson City amendment of '03 IRC R905.1*)
6. As part of a complete submittal, the issue of drainage away from the proposed dwellings must be addressed. The drainage must flow towards the public right of way, and may not cross property lines towards neighboring structures. ('03 IRC R401.3)

Staff Recommendation:

This review does not constitute a complete plan examination necessary for a Building Permit approval. The above are observations based on the information provided by the applicant. The Carson City Building Division has no objections regarding this project beyond the concerns noted above.