



STAFF REPORT

Report To: Board of Supervisors **Meeting Date:** June 16, 2022

Staff Contact: Heather Ferris, Planning Manager

Agenda Title: For Possible Action: Discussion and possible action to introduce, on first reading, an ordinance approving a zoning map amendment to change the zoning from Single Family 5 acre (“SF5A”) to Public Community (“PC”) for parcels located on both sides of Sierra Vista Lane approximately 1 mile south of Carson River Road, APNs 010-121-08; 010-121-18; and 010-121-20. (Heather Ferris, hferris@carson.org)

Staff Summary: As part of the 2021 Master Plan Annual Report staff inventoried City owned parks and recreational facilities to ensure the zoning and Master Plan designations are appropriate. The subject property is known as Silver Saddle Ranch and is owned by the City. To create consistency with the existing Public Conservation Master Plan designation the property should be zoned Public Community.

Agenda Action: Ordinance - First Reading **Time Requested:** 10 minutes

Proposed Motion

I move to introduce, on first reading, Bill No. _____.

Board's Strategic Goal

Quality of Life

Previous Action

May 25, 2022 - The Planning Commission recommended approval by a vote of 5 - 0, 2 absent.

Background/Issues & Analysis

See attached May 25, 2022, staff report to the Planning Commission for additional information. The Board of Supervisors is authorized to amend the zoning map.

Applicable Statute, Code, Policy, Rule or Regulation

NRS Chapter 244; Article 2 of the Carson City Charter; CCMC 18.02.075

Financial Information

Is there a fiscal impact? No

If yes, account name/number:

Is it currently budgeted? No

Explanation of Fiscal Impact:

Alternatives

Do not introduce the ordinance on first reading, denying the requested zoning change; modify the proposed ordinance; and/or provide alternative direction.

Attachments:

[ZA-2022-0221 Ord.- 1st reading.doc](#)

[ZA-2022-0221 \(Silver Saddle Ranch\)-PC staff report.docx](#)

Board Action Taken:

Motion: _____

1) _____

2) _____

Aye/Nay

(Vote Recorded By)

NAYS: _____

ABSENT: _____

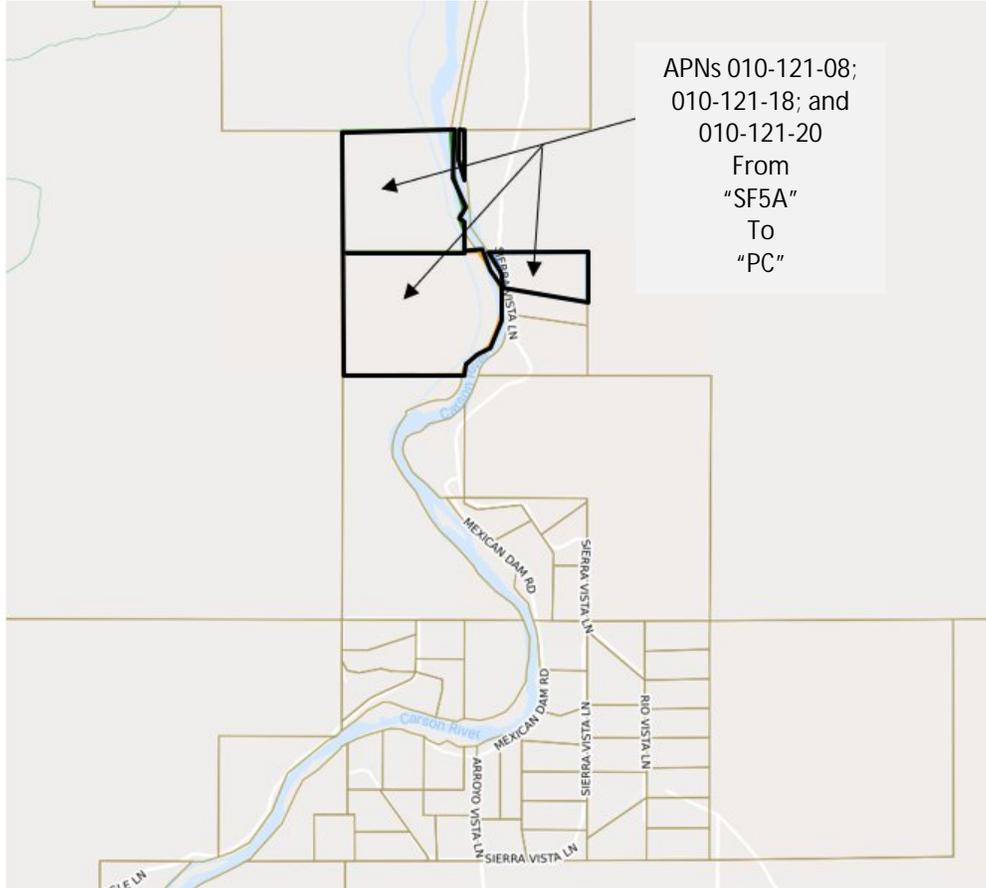
LORI BAGWELL, Mayor

ATTEST:

AUBREY ROWLATT, Clerk-Recorder

This ordinance shall be in force and effect from and after the ____ of _____,
2022.

Attachment A



STAFF REPORT FOR PLANNING COMMISSION MEETING OF MAY 25, 2022

FILE: ZA-2022-0221

AGENDA ITEM: 6.J

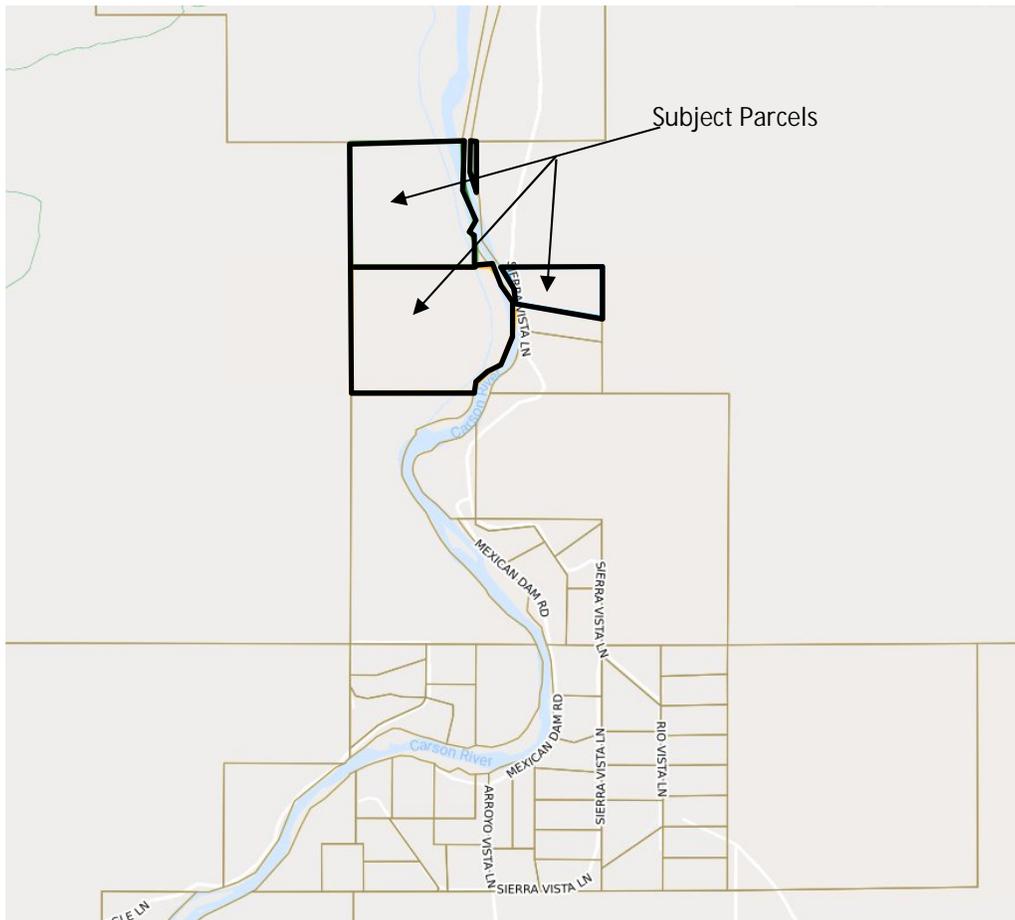
STAFF CONTACT: Heather Ferris, Planning Manager

AGENDA TITLE: For Possible Action: Discussion and possible action regarding a recommendation to the Board of Supervisors regarding a zoning map amendment to change the zoning designation from Single Family 5 acre (“SF5A”) to Public Community (“PC”) for parcels located on both sides of Sierra Vista Lane approximately 1 mile south of Carson River Road, APNs 010-121-08; 010-121-18; and 010-121-20. (Heather Ferris, hferris@carson.org)

Staff Summary: As part of the 2021 Master Plan Annual Report staff inventoried City owned parks and recreational facilities to ensure the zoning and master plan designations are appropriate. The subject property is known as Silver Saddle Ranch and is owned by the City. To create consistency with the existing Public Conservation master plan designation the property should be zoned Public Community. The Planning Commission makes a recommendation to the Board of Supervisors.

RECOMMENDED MOTION: “I move to recommend to the Board of Supervisors approval of the zoning map amendment ZA-2022-0221 as presented.”

VICINITY MAP:



EXISTING ZONING



PROPOSED ZONING



LEGAL REQUIREMENTS: Carson City Municipal Code (“CCMC”) 18.02.050 (Review); (Zoning Map Amendments and Zoning Code Amendments)

EXISTING MASTER PLAN DESIGNATION: Public Conservation

EXISTING ZONING: Single-family 5 acres (“SF5A”)

PROPOSED ZONING: Public Community (“PC”)

SURROUNDING ZONING AND LAND USE INFORMATION:

NORTH: Public Regional/ Carson City open space

SOUTH: Public Community / portion of Silver Saddle Ranch

EAST: Public Regional, Conservation Reserve, & Single-family 5 acre / vacant BLM and BIA parcels and single-family residences

WEST: Public Regional/ Carson City open space

BACKGROUND AND DISCUSSION:

At its meeting of December 15, 2021, the Planning Commission was provided with an update on the Master Plan implementation activities and reviewed and made a recommendation to the Board of Supervisors on the Master Plan Action Plan and other Master Plan related matters. At its meeting of January 20, 2022, the Board of Supervisors accepted the 2021 Master Plan report from the Planning Commission.

As part of the 2021 Master Plan Annual Report staff inventoried City owned parks and recreational facilities to ensure the zoning and master plan designations are appropriate for their use. The subject property is known as Silver Saddle Ranch and is owned by the City. To create consistency with the existing Public Conservation master plan designation the property should be zoned Public Community. The Planning Commission makes a recommendation to the Board of Supervisors. The Board of Supervisors may amend the Zoning Map, following a recommendation from the Planning Commission.

PUBLIC COMMENTS: On May 11, 2022, public hearing notices were mailed to 42 property owners within 4,000 feet of the subject property in accordance with the provisions of NRS and CCMC 18.02.045. At the time of the writing of this report staff has not received any public comment. Any comments that are received after this report is completed will be provided to the Planning Commission either prior to or at the May 25, 2022 meeting depending on their submittal date to the Planning Division.

OTHER CITY DEPARTMENT OR OUTSIDE AGENCY COMMENTS:

The requests were routed to other departments for review and comment. All indicated they had no comments or concerns with the proposed amendment.

FINDINGS: Staff recommends the following findings for approval of the Zoning Map Amendment pursuant to CCMC 18.02.075, Zoning Map Amendments and Zoning Code Amendments.

- 1. That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.**

The proposed amendment is consistent with the Master Plan. Chapter 3 of the Master Plan identifies the land use designations and identifies what zoning districts corresponds to the land use designation. The Public Conservation master plan designation anticipates primary uses such

as publicly owned and accessible lands preserved for conservation and protection of resource. The subject parcels are part of the Carson City Silver Saddle Ranch. The proposed amendment will create consistency with the use of the land, the master plan designation, and the ownership.

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

The proposed amendment will create consistency with the actual use of the land, the master plan designation, and the ownership. There are no proposed modifications to the existing use of the property. The subject parcels are part of the Silver Saddle Ranch.

- 3. That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.**

The proposed zoning map amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare. The subject parcel is part of the Silver Saddle Ranch and provides for open space and recreational opportunities for the public. There are no proposed modifications to the existing use of the property.

Attachments:

Draft zoning map amendment ordinance