

Vicee Canyon Specific Plan Area

Carson City, Nevada



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TABLE OF CONTENTS

BACKGROUND	3
NEVADA SCHOOL TRUST LANDS	4
INTENT	4
VCSPA DEVELOPMENT CONTEXT	5
SECTION 1- LAND USE	.....	10
SECTION 2 - CONSERVATION	.....	12
CONSERVATION POLICIES	.....	13
SECTION 3 - COMMUNITY CHARACTER AND DESIGN	.....	16
COMMUNITY DESIGN POLICIES	.....	17
PARKS/TRAILS & OPEN SPACE POLICIES	.....	23
SECTION 5 - CIRCULATION AND ACCESS	.....	26
CIRCULATION AND ACCESS POLICIES	.....	27
SECTION 6 - HOUSING ELEMENT	.....	31
HOUSING POLICIES	.....	31
SECTION 7 - UTILITIES, SERVICES & PUBLIC FACILITIES	.....	34
UTILITIES, SERVICES, AND FACILITIES POLICIES	.....	35
SECTION 8 - URBAN INTERFACE FIRE PROTECTION	.....	36

Background

The Vicee Canyon Specific Plan Area (VCSPA) is located on the west side of Carson City adjacent to the Western Nevada Community College (WNCC) campus and several residential neighborhoods. The VCSPA is comprised of 267 acres of land. Existing access to the site is via Timberline Drive. The VCSPA site burned in the 2004 Waterfall Fire and was used as a staging area for aerial replanting and other restoration activities.

The VCSPA is comprised of three parcels as identified by the Carson City Assessor's Office: APN 007-091-80 (Parcel A), 67 acres APN 007-091-81 (Parcel B) 160 acres and APN 007-101-09 (Parcel C) 40 acres. Parcels A and B are owned by the State of Nevada and managed as school trust lands. Parcel C is owned/managed by the State of Nevada Buildings and Grounds Division for public facilities. It has been included in the VCSPA for the purpose of maintaining connectivity of trails and to ensure future public expansion will be done in accordance with design standards for the landscape.

Estimates for Carson City build-out include an increased population to about 75,000 residents, with growth from the current 57,000 to approximately 66,000 in the next 20 years. Much of this population will need to be accommodated within existing pockets of lands throughout the city through infill development. Current master plan efforts have favored increased growth within the city and limited expansion into lands now managed by the Bureau of Land Management and the US Forest Service, which are found mostly on the city's periphery. Through public comment, emphasis has been placed on accommodating additional population needs in vacant areas that are within the city's developed area or through higher density/mixed use zones along highway corridors. The proposed VCSPA is one such infill location and one of the large remaining vacant areas.

Housing demand in Carson City has increased drastically and forced many who work in the city to live outside its boundaries and commute. Housing choices have also become rather limited in the local housing market. Recent estimates place median home prices at more than \$300,000 due to limited housing options, limited residential land and construction costs for the area. In addition, the adjacent Western Nevada Community College has seen growth in recent years. The VCSPA will provide access, continued and expanded city protection of the Vicee Canyon drainage and complementary residential uses for this growing institution as well as a strategic location for a mix of housing.



View of State Trust Lands facing southwest towards the Carson Range. Vicee Canyon in foreground, Ash Canyon beyond to the left.

Nevada School Trust Lands

The proposed VCSPA parcels are managed as state school trust land. School trust land are an asset of the state permanent school trust fund. The school trust fund is also known as the permanent school fund. Nevada's State Constitution dedicates the trust fund and the trust lands to the support of the public schools statewide (grades K-12). School trust lands must be leased or sold to generate revenue for the trust fund. According to the Permanent school fund interim financial statement of November 18th, 2005, the principal funds are used to secure bonding capabilities for schools statewide, including recent projects in Carson City totaling over \$21 million. Interest from the trust fund is distributed each year to schools throughout the State; last year this distribution totaled more than \$5 million.

Trust lands are used in other western states for a variety of purposes ranging from long- term leases for utility facilities to energy production. Many of these lands are intensively managed for their uses solely to create revenue for the school trust fund. The Nevada Division of State Lands serves as the state's property management agency. It currently oversees over 1,000 leases, easements and permits, not to mention acquisition and disposal of lands. It hold title on lands for all state agencies except for the University system and the Nevada Department of Transportation. The agency also administers conservation programs such as the Lake Tahoe Environmental Improvement Program and the Conservation Recreation Bond Program (Question One)

The Division of State Lands is working with Carson City through the public master planning process to designate appropriate future uses for this trust land. While master plan revisions efforts were initiated in the past, the city preferred the proposal to be held for the current master plan review cycle for consideration. This was to ensure the compatibility of the proposal with the most recent data outlining the city's growth, its future needs, public comments and how to best accommodate those needs. Future uses shall enhance the city's long term planning goals and protect the quality of life of its residents. It is important that future private development opportunities of the VCSPA be reasonable and equitable considering adjacent land uses, ensure a fair return to the State's school children for future use of their land and maintain the integrity of surrounding neighborhoods.

Intent

The intent of the VCSPA is to establish policies that provide a framework for the future development of the area in a manner that:

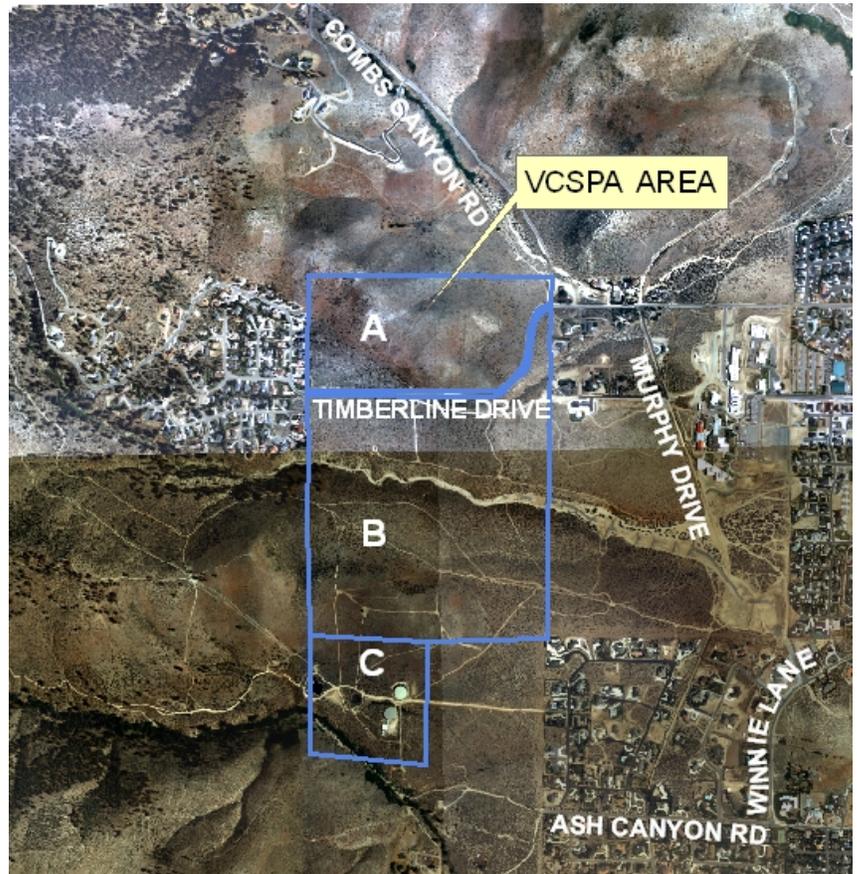
1. Ensures the compatibility of future development with established uses in the area
2. Provides for the planned disposition of 227 acres of lands most suitable for development
3. Protects and promotes prominent features, the night sky and other natural areas of the site
4. Addresses visual concerns of the community and surrounding developments
5. Increases the supply of residential housing within the confines of the urbanized area
6. Provides for new parks and a connected trail system for existing and proposed neighborhoods
7. Protects public access to adjacent public lands and corridors
8. Increases the amount of dedicated open space in Carson City
9. Increases efficiency of public facilities in the area, upgrades existing facilities
10. Ensures consistency with Carson City's proposed bicycle and pedestrian plans
11. Creates secondary access routes for existing neighborhoods
12. Promotes an efficient and safe internal road network

DEVELOPMENT CONTEXT/LAND USE

Map 1 VCSPA Boundary

The VCSPA is flanked by private property on three sides with lands currently developed residentially, WNCC is adjacent to the east - which includes the observatory. In addition, four existing single-family subdivisions are located adjacent to or within close proximity of the VCSPA (Wellington Crescent and Brush Estates to the southeast, Timberline to the west and the Murphy Drive area to the northeast) have densities of between 0.5 and 2 dwelling units per acre. Further to the east (1/2 mile), the University Heights and Silver Oak neighborhoods are located with densities of 3 and 8 dwelling units per acre respectively. North of and adjacent to the VCSPA, there have been several proposals for a residential cluster development.

It is clear that there is strong demand for residential development in this highly desirable part of the city. The VCSPA proposal is seeking equitable, comparable and compatible residential land uses with what is already developed nearby. At the bottom of Vicee Canyon within the WNCC campus and Parcel B are drainage and groundwater recharge facilities. Another 40 acre State property (Parcel C) to the south contains city and state water storage facilities. The remaining lands to the west are comprised of undeveloped public and private lands.



The development policies of the VCSPA also include a "neighborhood design focus" to create a "sense of place" for new neighborhoods that respects the setting and existing neighborhoods. Development and protection of lands within VCSPA can only occur if certain conditions are met, as enumerated in the policies below. A typical master plan amendment is intended to only set forth broad policies for later implementation by zoning and development plans. The VCSPA has gone further and recognized specific attributes of the site and set forth a framework for sensitive development. Rezoning of these areas to a Planned Unit Development (PUD) with mixed lot size residential use is required at a later date and will occur simultaneously with development plans and processed through a development agreement with Carson City. This agreement will contain a prescription for meeting the VCSPA's policies.



View from C-Hill of VCSPA area, adjacent neighborhoods and lower Vicee Creek. View of slopes, creek and adjacent homes facing east.

Table 1 Neighborhood Density Comparison

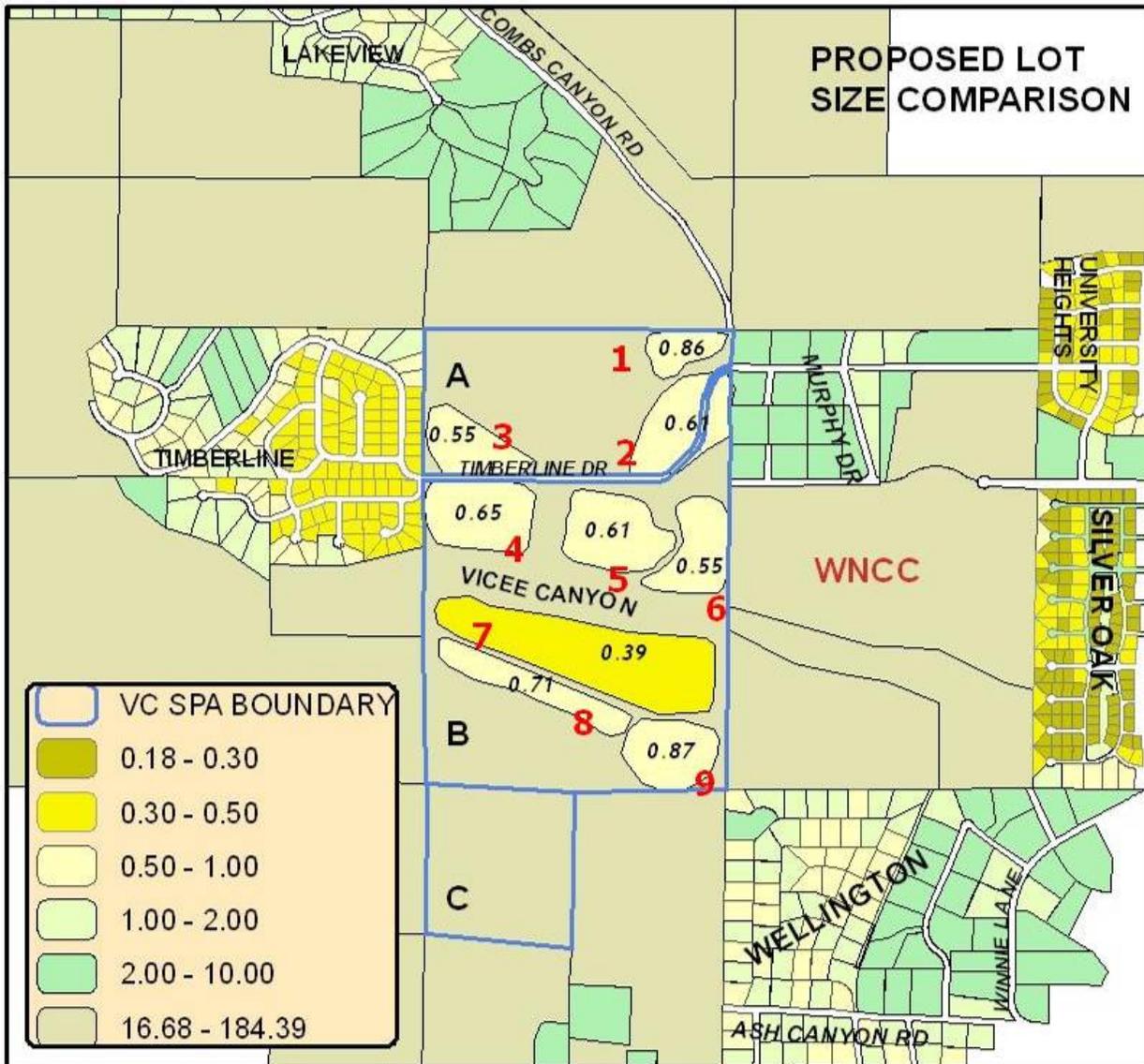
Neighborhood	Density Du/ac	Lot size range (ac.)	# of lots	Development type	Open Space	Distance in feet from SPA
Brush Estates	2.0	2-2.8	24	Parcel Map	NONE	1700
University Heights	--	¼-1/2	84	PUD	YES	2600
Wellington Crescent	1.0	1-2	57	Subdivision	NONE	900(avg)
Timberline	2.0	1/3 – 2.85	113	PUD	YES	Adjacent
Westwood	1.0	1/3-2.85	39	PUD	YES	Adjacent
2 acre subdivision	.5	1.6-2.5	17	PARCEL MAP	NONE	Adjacent
City View Estates	--	3-8	13	PARCEL MAP	NONE	873
Silver Oak phase 2,11,14,15	--	1/5-1.04	213	PUD	YES	2600
Vicee Canyon SPA	1.4	1/3 – 1+	160	PUD	124	**

The above table represents the proposed VCSPA and surrounding development. It offers a comparison of proposed and existing development and the provision of open space with each neighborhood.

VCSPA SITE ANALYSIS

The VCSPA contains various natural features and is adjacent to existing rural neighborhoods. The following steps were taken to identify the development configuration and density for the VCSPA. The table following this section outlines this data.

1. A slope analysis was conducted by the Carson City Engineering Division to identify steep hillside areas.
2. Additional development constraints/concerns/opportunities were then identified:
 - a. Floodplain/riparian areas
 - b. Wildlife areas
 - c. WNCC observatory
 - d. Higher plateaus/visual concerns
 - e. Existing vegetation
 - f. Existing neighborhoods
3. Further analysis indicated approximately 160 acres within the VCSPA were suitable for residential development. Development potential was based on these 160 acres (this assumes 1 unit per acre for low density residential – (proposed master plan designation LDR calls for 1-3 du/acre).
4. The analysis also identified 67 acres of constrained areas. The PUD design outlined by the VCSPA will place development into the most appropriate locations as to preserve the remaining area for open space, parks and trails and other natural functions.
5. Nine development areas were then created considering constraints and necessary roadways and drainage needs, trail and pedestrian corridors, WNCC observatory buffering, an improved alignment of Timberline Drive, neighborhood buffers and wildfire corridors.
6. The 160 dwelling units will be located in the 9 development areas within the VCSPA comprised of approximately 103 acres. Map 2 below illustrates the proposed development areas and their corresponding average lot sizes when compared with adjacent neighborhoods.
7. Within the VCSPA permitted densities would be 1.4 du/acre. (based on the Parcel A and B only) A comparison of the densities is included in both tabular and map format to highlight the proposed VCSPA is consistent with nearby land use intensity. While larger lots exist in 2 adjacent neighborhoods, neither Murphy Drive nor City View Estates provides public open space (protecting natural features) through a PUD design.
8. Development area 7 would contain similar densities as the Timberline Neighborhood to the west.
9. When comparing to the Wellington-Crescent Neighborhood to the southeast, the VCSPA lots in area 9, would be similar in size to over half the lots in Wellington Crescent. (which does not provide for public open space)
10. Lot sizes in the urban University Heights and Silver Oak neighborhoods are generally smaller in size than what is proposed throughout the VCSPA (which averages 2/3 acre/unit.)
11. Approximately 124 acres of the VCSPA will be dedicated open space.



The map above illustrates the compatibility of the proposed VCSPA with surrounding development. The development areas (shown in red numbers) include average lot sizes (shown in black) to illustrate the intensity of development in each area. When the VCSPA development areas (approximately 103 acres) are compared against the existing lot sizes of surrounding PUD development it illustrates the compatibility of the proposal. City View Estates to the North and Murphy Drive subdivision to the east are the exceptions to the compatibility. However, it should be noted that neither of these developments provided for open space or protection of hillside views, natural landforms or features found that are protected in the VCSPA. These development scenarios provides for flexibility at the time of PUD layout but will need to remain consistent with the indicated averages to ensure for transitional development and the physical constraints of each area.



View of lower Vicee Creek flood plain area from WNCC facing the Carson Range.

Development and protection of lands within VCSPA can only occur if certain conditions are met, as enumerated in the policies below. A typical master plan amendment is intended to only set forth broad policies for later land use. The VCSPA has gone further and recognized specific concerns of the site and set forth a framework for meeting these needs. Rezoning of these areas to a Planned Unit Development (PUD) status with mixed lot size residential use is still required at a later date and will occur simultaneously with development plans and processed through a development agreement within the city. This agreement The PUD would contain a prescription for meeting the policies in section one.

Table 2 State Parcel Descriptions

STATE PARCELS	PARCEL A & B
APN	007-091-80, 007-091-81
Total Property Area	227 acres
Current Master Plan Designation	Open Space-Recreation-Rural Residential (40 ac./du)
Proposed Designation	LDR/Open Space
Current Zoning	Conservation Reserve (20 ac/du)
Permitted Uses	(1/20ac.): 11 dwelling units
Developable Area Slope <25%	160 ac. (71%)
Constrained areas Slope/Floodplain >25%	67 ac. (29%)
Proposed Development Units	160 units
Proposed density (for Parcels A and B only)	1.4 dwelling units per acre
Lot size range	12,000 sq ft to over 1 acre
PUD Development Areas	103 acres
Dedicated Open Space/roadways/pedestrian trails	124 acres

SECTION 1- LAND USE POLICIES

The proposed Planned Unit Development land use designation will implement policies contained in this plan and ensure compatibility with surrounding neighborhoods, secure future public access to open space and trails while providing additional housing for the city near WNCC and within a residential portion of Carson City.

SPA-VC-1.1 Planned Unit Development Design

The use of the Planned Unit Development (PUD) process is required to allow for clustering of development and to ensure protection of hillsides, drainage courses, and other environmentally sensitive areas. The preceding section described the methodology for development densities and delineation of specific development areas based resource and community values in the area. The VCSPA will be implemented through a PUD in order to allow for flexible development to be directed into the most suitable sites throughout the VCSPA as described in the polices below. A zone change to PUD will occur simultaneously upon approval of the PUD tentative map and development standards handbook.

SPA-VC-1.2 Transfer of Density

The VCSPA will allow for future density transfers from nearby parcel(s) that are identified by Carson City's open space plan for high value as acquisitions or conservation easements. A transfer could only occur if:

- There is an overall public interest in an adjacent property for public access, use or open space.
- Any such density bonus amendment would require the recommendation of the Carson City Open Space and or Parks and Recreation Committees and be no greater than 10% of the current development unit potential (no greater than 16 units.)
- These units could only be transferred to development areas 5, 7, 9.
- This provision would end after the final map for the PUD is recorded.

SPA-VC-1.3 Land Use Compatibility

The utilization of smaller lot sizes benefits both the VCSPA and the surrounding development in two ways. First, it provides for a better mix of housing choices than large lot land divisions. Secondly, it protects the most sensitive areas of the VCSPA through an open space designation that may otherwise be part of a private lot reducing public access or use of the area.

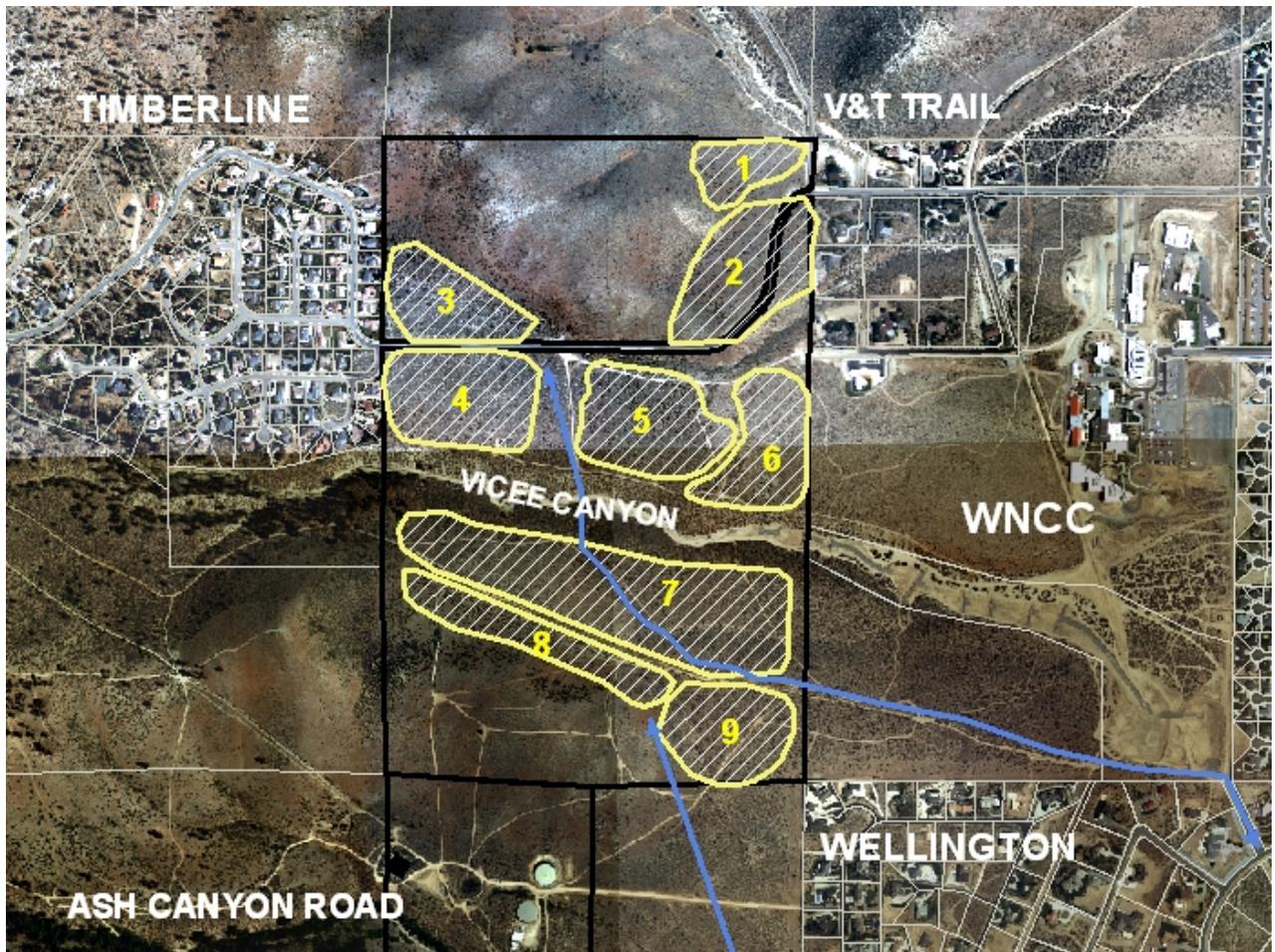
- The VCSPA will provide for transitional (similar size) lot sizes with existing development.
- Smaller lot sizes will be directed into the core of development areas or in development areas away from existing neighborhoods.
- Internal open spaces will be utilized for storm runoff facilities, school bus stops, internal pathways to provide for an appearance of larger lot sizes to maintain the rural character of the area.
- Opaque fencing of lots will be restricted to certain locations and site disturbance will be limited to the building envelopes in the most sensitive areas.

SPA-VC-1.4—Variety of Lot Sizes and Setbacks

A variety of lot sizes shall be provided to allow for a gradual transition in density between existing ½ to 2-acre lots and the more suburban development pattern permitted and to encourage a diversity of housing types. To accomplish this, the following standards shall apply:

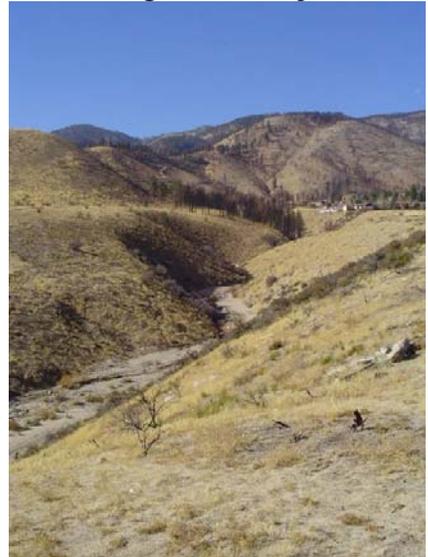
1. Lots will generally range from 12,000 square feet to over 1-acre in size.
2. All development areas will include a 100' open space buffer from current development.
3. Lots in development area 7 may range from 10,000 to 12,000 sq ft to accommodate for increased design flexibility to allow for attainable housing units or additional open space transfer units.
4. Larger lots shall generally be located in development areas 2, 3, 4 and 9 to provide a transition to adjacent existing dwellings. These lots shall be equal to or greater than existing lot sizes.
5. Smaller lots will generally be located in development areas 7-9 and internal portions 4 and 5.
6. A variety of setbacks is encouraged based on site constraints and amenities.
7. Where larger buffer lots are required on the perimeter of development areas 2, 3, 4 and 9 setbacks for primary structures from adjacent parcels shall be a minimum of 50 feet, whether front or rear yards. Opposite yards from those facing Area B may be a minimum of 20 feet. Side yards on such lots shall be a minimum of 10 feet.
8. Where lots are 12,000 square feet or larger, minimum setbacks are as follows:
 - a. Front yards: 15 feet; rear yards 20 ft, side yards: 5 feet.
9. Corner lots shall be larger, as necessary, to allow adequate vehicle and pedestrian sight distance. Driveways, fences and on-street parking shall not interfere with vehicle and pedestrian sight distances.
10. Development area 8 shall utilize 15 feet front setbacks, and 100 feet rear setbacks to retain existing tree and shrub cover and minimize grading and erosion.

Map 3 Development Areas and Potential Access Routes (in blue)



SECTION 2 - CONSERVATION

The VCSPA presents opportunities to protect natural resources through carefully planned development that considers the natural site in its design and context to adjacent public lands and WNCC. These measures will not only benefit the surrounding neighborhoods but the city as a whole.



Conservation goals include the;

- Restoration of The Waterfall Fire burn area
- Creation of greenways for wildlife, recreation, natural functions
- Focus development onto flatter areas
- Progressive streetscape design
- Prevention/management of invasive plant species
- Conservation of natural areas and existing trees
- Retention of floodways and riparian areas
- Protection of dark skies

The VCSPA is a challenging site with many unique attributes. The elevation of the VCSPA ranges from 5000-5500 feet. Slopes vary from 5% to over 30%. Approximately 60% of the VCSPA contains slopes that are less than 15%. Vegetation consists of sagebrush, rabbitbrush, bitterbrush and Manzanita. Trees found on the site at higher elevations include Jeffrey pines. Both native and non-native grasses and native forbs are found intermingled with these shrubs and trees. A majority of the VCSPA was burned in the Waterfall Fire with only pockets of untouched vegetation remaining. One large grove of Jeffrey Pines survived (Parcel B) and will be protected through PUD site design, tree protection measures, appropriate setbacks, grading limited to footprints.

The lower Vicee Canyon serves as an important groundwater re-charge area for the west side of the city. The area is also utilized for storm water management and rain events from Vicee Creek. Vicee Creek runs through the VCSPA and the proposal includes a transfer to city ownership and management of the Vicee Canyon corridor. Since the waterfall fire denuded many hillsides of tree canopy, the long-term planning and protection of the area as outlined in the VCSPA is even more critical than ever.

Through consultation with Nevada Department of Wildlife, seasonal mule deer corridors were identified crossing a portion of the VCSPA lands. Measures have been taken to protect these areas by preserving a north south migration corridor which is heavily used by a deer herd of 600-800 animals migrating from the Carson Range to Washoe Valley through the Lakeview area. Further consultation will be required at the time of the PUD application to ensure these corridors remain and that any other best management practices are included in the proposal.

CONSERVATION POLICIES

Provide for environmentally responsible design that results in a progressive community design that is responsive to the landscape, city planning goals and its residents.

SPA-VC-2.1 Geotechnical Report

A geotechnical report shall be conducted as part of the PUD approval to include, but not be limited to, identification of earthquake fault hazards and recommended setbacks from such areas.

SPA-VC-2.2 Watershed/Drainage Analysis

Conditions have changed since the Waterfall Fire that affects the drainage capacity and re-charge of the lower Vicee Creek Watershed. In order to protect these natural systems from any new development in the VCSPA a new analysis shall be conducted as part of a PUD process. The results of this study shall result into adequate floodways in the VCSPA. On site mapping and reporting shall be done to ensure that all development areas are out of existing flood plains or designed for such areas.

SPA-VC-2.3 Vicee Creek Greenway

Vicee Canyon shall be dedicated to Carson City and managed as open space to continue a greenway down the canyon through former WNCC lands (now owned by the city) and protect the natural functions of the drainage.

SPA-VC-2.4 Existing Vegetation

Much of the vegetation on site was burned during the 2004 Water Fall Fire. In an effort to promote stability of soils and retention of existing live trees the following measures will be followed;



1. As part of the trails, parks and open space system, a survey shall be conducted of existing native trees, shrubs and forbs on the development site.
2. Clustering of home sites and other alternative development techniques in development areas 7 and 8 are encouraged to retain existing vegetation and topography.
3. The existing grove of Jeffrey Pines in development areas 7 and 8 shall be retained to the maximum extent practicable. Development shall reduce grading in these areas to the footprint areas.
4. Tree protection measures shall be used to protect existing trees from development activities.
5. Consultation shall occur between the developer, city's contract forester or the Carson City Shade Tree Council to ensure proper tree protection, grading and building footprint placements in development area 7 to maximize the retention of existing trees and ground vegetation.

SPA-VC-2.5 Weed Management Plan

A weed management plan shall be completed as part of the PUD process to ensure noxious plants are not introduced to the site during construction activities. This plan shall also include any pre-development preventive measures, appropriate spraying or mechanical removal or replanting afterwards.

SPA-VC-2.6 Development limited on Steep Slopes

Carson City's hillside ordinance set restrictions on hillside development to preserve views and to reduce degradation from excessive grading. Residential development of hillsides will occur in areas with slopes of 0-15% slopes, except for isolated topographic features with a rise of less than 20 feet. Higher plateaus have development potential (less than 15% slopes) however, residential development has been precluded in these areas since the site analysis indicated development would be disruptive to views from the specified vantage points. Any necessary accessory structures located on higher areas shall meet visual standards and mitigation measures required in the visual analysis.

SPA-VC-2.7 Stormwater Retention Plan

Storm water facilities for on-site impacts will be provided. Alternative methods of storm water runoff facilities (such as bio-swales) are strongly encouraged over hardscape facilities. Areas of floodplain/water retention shall be used and developed for secondary uses such as parks and recreation. Grading shall be limited to building footprint areas to maintain existing ground vegetation and aid in the recovery of the Water Fall fire. Landscaping requirements will increase tree canopy of the area.

SPA-VC-2.8 Grading Plan

Grading on the site shall be limited to areas requiring new infrastructure or building footprints. A grading plan shall be submitted with a planned Unit Development application for the VCSPA. Grading activities shall be limited to the development footprints to avoid erosion, visibility concerns, the WNCC observatory operations and fugitive dust.

SPA-VC-2.9 Best Management Practices

In order to reduce storm water runoff, maintain the rural charter of the areas and promote progressive land use planning alternative methods of storm water detention/retention facilities shall be used over hardscape facilities.

Large setback from roadway with native landscaping and pathway.

These include;

- Bio-swales will be utilized for parking area drainage and roadways
- Paver blocks, cobble stones or similar pervious materials for driveways, sidewalks
- Native and adapted trees shall be planted with a 25% lot canopy potential at mature growth
- On-site storm detention for dwellings will be combined with internal open space
- Slotted drains will be placed at downslope of all driveways and roof lines
- Streets will include adjacent drainage corridors with ramped curbs/tilted roads for drainage





Example of cobbles used for driveways and Xeriscaping.

SPA-VC-2.10 Wildlife Conservation Measures

A wildlife corridor will be included to encourage continued seasonal migration patterns for big game species. Other best management practices will be included in the PUD design through future consultation between any developer, the city and the Nevada Department of Wildlife.

1. Any identified wildlife management corridors will also act as buffers between new development and existing neighborhoods.
2. Open space/park areas shall coincide with wildlife corridors found within the VCSPA.
3. Wildlife corridors are depicted in conjunction with the development areas map. They are located between development areas 4 and 5 and between 3, 4 and Timberline.
4. Buffers of 100' will be provided between all development areas and existing neighborhoods. This will provide for transitions between homes and serve as a wildlife corridor.
5. The wildlife corridor buffer between development area 4 and 5 shall be a minimum of 300' in width and specifically aligned based on travel corridors identified by the Nevada Dept of Wildlife.
6. Additional wildlife mitigation measures may be introduced throughout the VCSPA upon further consultation with the Nevada Department of Wildlife to account for changing habitat conditions.
7. Interpretive signage shall be developed in open space areas of the VCSPA depicting the "living on the edge" concept and sensitivity to wildlife issues.
8. Traffic calming measures will be taken for all wildlife crossing areas which may include low profile flashing lights, alternate road surface materials and non-obtrusive signage that blends with the setting.
9. Wildlife corridors have been identified as orange arrows on Map 4.

SECTION 3 - COMMUNITY CHARACTER AND DESIGN

Many residents living in this area enjoy the benefits of being close to town while enjoying rural benefits such as viewing wildlife from their home, the separation and privacy of dwellings, easy access to open space and trails, a quiet neighborhood with minimum urban amenities and the enjoying the night sky. However, as the city grows, it carries with it the risk of losing many of these valued “small town” amenities. Through proper planning of the VCSPA and the development of a progressive PUD design, those concerns can be addressed and overcome.



Nearby rural neighborhood with V & T Trail in background.

The current master plan revision process emphasizes not only the proper planning of future growth into logical infill areas of the city (as opposed to expanding into public lands), but also the protection of existing neighborhoods as a means of maintaining the quality of life for its residents. On the west side of Carson City there is great concern over the continued access to public lands, expansion of trails and parks, and the views from the city towards the Carson Range.

The VCSPA includes policies that promote the rural nature of the area. Elements considered include;

- Limited infrastructure and fencing (location dependant)
- Protection of dark skies
- No residential development on higher plateaus
- Thematic neighborhood identity
- Long term open space retention, connectivity of current trails
- The use of transitional lot sizes compatible w/existing homes
- Building materials and styles

The VCSPA includes development guidelines to reduce visibility from key viewpoints of the city and surrounding neighborhoods. While current city standards discourage hillside development, scenic standards to protect the city’s views are not specifically addressed. These policies pertain to both daytime and nighttime visibility of development. To many residents this is a critical issue in the proposed VCSPA location since higher elevation portions of the VCSPA can be easily seen from vantage points throughout the city.



The Jack C. Davis Observatory depends upon dark skies for its operation. Since its construction in 2003 the facility has attracted both a local and out of state following. Recent astronomical events have increased its use even further garnering it media attention for the dark skies found on the west side of Carson City. The facility is used for both amateur and research purposes.

With increased development in the area and current limited city lighting standards the facility's operation is threatened. Its operation is heavily impacted by the cumulative dispersion of any lighting source throughout the city. Its primary angle of sky view used for both research and amateur observation faces is from Southwest to Southeast. Views to the north are already sacrificed due to the lights of Reno.

A land exchange has been preliminarily discussed between the state, WNCC and the city to develop a community center on a portion of school trust land parcel along Combs Canyon Road, west of the University Heights Neighborhood. This exchange would provide for an increased buffer for the Jack C. Davis Observatory from the VCSPA in exchange for WNCC lands near the VCSPA.

Another concern of the observatory is fugitive dust from development activities. Telescopic equipment is housed internally but within a room that can open for night viewing. Operations at the facility were limited for six months after the waterfall fire due to the sensitivity of the equipment and the amount of dispersed dust in the air.



COMMUNITY DESIGN POLICIES

The VCSPA will strive for compatibility with the character of surrounding uses and neighborhoods.

SPA-VC-3.1 Neighborhood Identity

A neighborhood theme will be identified for the area that illustrates the rural setting, history of the school trust lands, natural features/wildlife habitat and open space or other unique attributes to the site. The developer and city should hold a design workshop with area residents to identify such a theme. Any theme shall include but not be limited to the following design elements:

- Gateway features, street signs/ monuments
- Street furniture/park elements
- Trail head signs/interpretive maps
- Unique crosswalk pavers
- Street site design
- Traffic calming features
- Safety lighting fixtures
- Planting materials
- Fencing materials
- Alternative pathway design materials
- Utility location/design/colors



SPA-VC-3.2 Visual Resources Analysis

A Visual Resource Analysis study shall be submitted in conjunction with any PUD application. The study shall include photographic simulations illustrating the visual impacts of the proposed development on the community and proposed mitigation measures. Simulations shall be provided of the property as viewed from identified vantage points.

To achieve visual protection of the Carson Range the following development strategies will be used;

- Limits on building heights
- A range of architectural design
- Berms and native/adapted vegetation
- Limited off-envelope grading
- Roadway corridors that respect topography
- Building materials with low reflectivity
- Earth tone colors that blend with the landscape
- Appropriate dark sky lighting fixtures
- Appropriate siting of all public facilities

To address visual concerns a number of vantage points were selected for an analysis to be completed prior to the development of a PUD for the VCSPA. Any building design, orientation or exterior building materials will be analyzed and integrated into the development scenarios to mitigate potential visual effects on the city's view of the Carson range. These vantage points will include but not be limited to:

- Northridge Hill
- East Portal on Hwy 50
- Arrowhead Drive and Carson Street
- College Parkway and Carson Street
- Winnie Lane and Carson Street facing west
- Other identified public park areas, open space, historic sites or scenic points



View from Northridge towards VCSPA and approximate development areas. Timberline neighborhood in background.

The following measures shall be considered in the visual analysis;

- Distance from VCSPA
- Nighttime views
- Types of all proposed exterior building materials to be used
- Siting of development areas/surrounding proposed open space
- Orientation of development areas and roadways/streets

SPA-VC-3.3 Visual Resources Retention

The following visual thresholds are to be maintained through this analysis and subsequent implementation of visual techniques. The findings must indicate how;

1. Development and roadways shall be sited and designed to blend with surrounding landscape.
2. Nighttime views of the development towards the Carson Range will be comparable to pre-development. (Use of simulation will be used to illustrate)
3. The proposed development will not appear obtrusive against the Carson Range.
4. Housing design, colors and building materials will be used to reduce structural prominence.
5. Roofs and primary exterior building materials shall be earth-toned in color and shall have a low reflectance to minimize their visual prominence against the Carson Range.
6. All colors shall be natural and earth tone. with an emphasis on using natural building materials (wood/stone)
7. Architectural façade elements (overhangs or gables) will complement the natural setting.
8. Window placement on dwellings in development areas 2 and 6 shall be limited to 25% of exterior wall area or contain baffles or exterior blinds to minimize light glare on the WNCC observatory.
9. Communal parking areas, utilities and other accessory structures within the development will be clustered and screened from areas outside the development.
10. All utilities will be located underground.

SPA-VC-3.4 Reduce Site Disturbance

Disturbance of the site's natural topography shall be avoided wherever possible. Significant cuts and fills shall be minimized to reduce visual impacts to the landscape and unnecessary erosion. Grading in the

development areas will be limited to the footprints of the dwelling and/or driveways. A building footprint plan is required for any PUD application.

SPA-VC-3.5 Fencing Standards

Development shall be designed in a manner that is compatible and complementary to the natural setting of the area. Fencing shall be limited to the following locations. Where 2 different polices apply the stricter standard shall be used.

1. Any internal pedestrian trails may be fenced along side yard property lines for lots adjacent to a pedestrian trail to maintain privacy. Fences in these areas are only permitted on the side property lines to the rear and front setback distances where privacy fences must then be transitioned to open fencing styles.
2. Development areas shall utilize open fence styles for perimeters to a maximum of 4 feet.
3. All fencing styles within each development area will be consistent between all lots.
4. Open fencing will include split rail, iron, pole fencing, and must be left natural or painted a dark color to blend with surrounding landscape.
5. Rear yard setback fencing in development area 8 will be prohibited; side yard fencing will be permitted only up to the 100 foot rear yard setback to retain existing trees and rural character.
6. Vegetated berms with short fences and increased street setbacks 20 feet are to be used along major roadways to provide sense of privacy for homes and openness from roadways.
7. Headlight walls will be used in development areas 2, 5, 6 and 7 for reducing night time light headlight glare. All walls shall blend with the surrounding landscape and be made of earth tone colors and materials such as or stone, timbers and other natural elements. They may only be used in conjunction with reducing light impacts on the WNCC observatory.
8. Game fencing may only be used in the VCSPA only after consultation with NDOW.



Split rail fencing style and native plants.



Fencing transitions at rear setback and rear of yards.

SPA-VC-3.6 Dark Sky Lighting

As a valued community facility and potential magnet for Carson City, the VCSPA will be considerate in its development to the observatory. The following lighting guidelines were developed after consultation with the staff of the Jack C. Davis observatory:

1. Overhead street lighting within the VCSPA will be prohibited. To address public safety concerns, pedestrian corridors and crosswalks may include lighted bollards or low profile (4' or shorter) decorative lighting fixtures. These fixtures shall meet dark sky lighting standards and be 90 degree or less cut off fixtures and fully shielded or hooded.
2. Street light fixtures shall be limited to those described above and/or proven to protect the area's "dark skies" and to protect the functions of the Community College's Observatory.
3. Lighting covenants will be developed for homeowners in the VCSPA to disclose to homeowners the nature of the dark sky policies and proper lighting fixtures for all exterior lighting.

4. Educational handouts shall be included with the covenants to illustrate proper and prohibited lighting types. This document will be developed in coordination with WNCC's Jack C. Davis Observatory and provide an opportunity for an educational opportunity for faculty and students.
5. The future developer shall consult with the Director of the Jack C. Davis observatory to develop specific lighting requirements that adhere these policies.
6. Any accessory structures or utilities built in conjunction with the VCSPA will follow dark sky lighting standards developed in conjunction with the PUD.
7. The following items shall be addressed through the PUD design;



Dark Sky lighting options.

- a. The PUD shall include provisions requiring dwellings to include dark-sky approved lighting fixtures for all exterior lighting fixtures. This standard shall be based upon the International Dark Sky Association's (IDA) Outdoor Lighting Code Handbook.
- b. Headlight walls on internal PUD roads/streets in development areas 2,6,7 and 9
- c. Graded and vegetated berms are to be used to reduce light glare in areas 2,6 and 7.
- d. Evergreen screening near the east border development area 6. PUD layout in development areas 2,6,7 and will orient streets and homes to reduce internal and external light from impacting the observatory. Dwelling heights will be graduated from single to two story in development area 6 to avoid upper story windows and lighting glare from internal lighting. Exterior walls facing the observatory shall have limited window area (25%) in dev. areas 2,6 and 7.
- e. Grading of lots shall be limited to footprints in development areas 5,6 and 7 to prevent fugitive dust from impacting equipment and operation of the WNCC Observatory.
- f. Roadways will be constructed/paved before ground disturbance occurs on footprint areas.
- g. A grading permit will be required for all grading activities even under current city area threshold to ensure best management practices are followed for site preparation.
- h. Exterior lighting will be limited to one approved fixture per outside exit.
- i. All exterior light fixtures shall meet IDA lighting standards for dark skies.
- j. Pole mounted lighting of lots will be prohibited.
- k. Exterior baffles may be used to limit internal light dispersion outdoors.



SECTION 4 - PARKS, TRAILS & OPEN SPACE

Carson City's Open Space Plan assumes that the VCSPA trust lands will be developed into similar adjacent uses and not secured and/or available for public benefit. While the public has enjoyed the use of these lands in the past, the proposed conservation design will provide for long-term protection of trails and natural areas that possess the highest open space and recreational values to the community.



In addition to smaller areas of internal open space that would be managed by a maintenance district, approximately 124 acres of VCSPA will be dedicated and managed by Carson City as open space. The proposed PUD design enables the protection of these amenities while a traditional subdivision with larger lot sizes would not protect these resources nor preserve access to open space.

Many informal trails are currently found within the VCSPA. Mostly pedestrians, hikers and bicycles currently use these trails. The VCSPA has been reviewed by the Carson City Parks and Recreation staff and commission to identify potential opportunities to preserve existing trails or create new trails for both paved and primitive trails. Due to the timing with the update of the city's parks trails and open space plan and the VCSPA efforts have been coordinated to ensure public needs for the future.

One or more neighborhood parks combined with open space area/storm water detention areas/internal pedestrian trails will be developed within the PUD. These park areas will complement the natural setting while providing for recreational uses desired in this area. The VCSPA has been coordinated with existing trail and park plans and appropriate city staff to consider overall city needs. The city and any future developer will work together towards achieving the goals of future plans as well.



The VCSPA open space provisions will respect and preserve the natural elements of the site including the canyons, ridgelines and higher plateaus and direct development to the most suitable areas. Consideration has also been given to the amount of usable open space in the VCSPA. While steeper hillsides will be protected for visual and ecological reasons, flatter plateaus and greenways corridors will include more functional recreation areas. These include the plateau on Parcel B and C, the Vicee Canyon Greenway, designated park areas and linked open spaces used for trails and buffers. As the city continues to grow, very few opportunities exist on this scale to both provide for much needed housing while protecting valuable community resources.

Parks/Trails & Open Space Policies

The proposed VCSPA open space will showcase multiple goals of the city's trails, parks and open space plans. The design and layout of the residential development (with adequate trail linkages) will connect open space areas and residential areas. The following policies will ensure that the SPA will be developed in a manner that respects both the unique location, natural resource values and citywide open space and park efforts.

SPA-VC-4.1 Clustering of Development to Preserve Open Space

Development areas for home sites shall be minimized by clustering homes into appropriate locations with remaining areas being preserved as open space, especially higher elevation features, floodways and plateaus overlooking and located within the VCSPA.

- Transitional lot sizes along development areas 2, 3,4 and 9 will be utilized along with a 100' open space corridor to buffer existing development from new dwellings.
- The southern portion of Parcel B and the northern portion of Parcel C, along the ridgeline running generally east and west, shall be set aside as open space.
- Approximately 124 acres has been identified as open space (as either containing greater than 15% slopes floodplain areas or higher plateaus.)

SPA-VC-4.2 Open Space Plan Required

An Open Space Management Plan shall be submitted with a PUD application for development of the VCSPA. It will be consistent with the needs of the city's open space, parks and trails plan and denote exact areas for open space as well as any maintenance agreements for open space or dedication to the city. The Open Space plan will outline any management agreements between the developer and the city regarding both the maintenance of the internal open space and open space dedicated to the city.

SPA-VC-4.3 Dedication of Open Space

Vicee Canyon and prominent features on Parcels A, B and C and other identified internal trails (comprised of approximately 124 acres) shall be dedicated to Carson City by the developer as public open space at the time of recordation of the final plat map for the PUD.

SPA-VC-4.4 PUD Maintenance District

Landscaping of areas within the VCSPA (city dedicated open space areas included) shall be provided through the development of a homeowner maintenance district. In lieu of a homeowners association, this district may also be designated to review policies within the VCSPA which provide for public benefit such fencing standards, weed management, public & private lighting policies to protect the dark sky and visual retention requirements. This district shall be created simultaneously with the application of the Planned Unit Development. These areas will remain open to the public especially where new internal trails connect the VCSPA with other public open space areas or other development areas.

SPA-VC-4.5 Internal open space lots, trail and trail access points

Several internal open space lots shall be dedicated as open space and used for future trailheads at appropriate locations and coordinated with the Carson City Parks and Recreation Department in accordance with the Unified Bicycle, Pedestrian and Trails Plan. These Open Space lots may also be used for small parking areas and interpretive kiosks (for future trailheads) but must be designed to minimize impacts on adjacent lots. These lots may also be used in combination for on site storm water detention facilities, school bus drop off sites or other utilities. Specified trails within internal open space shall be preserved for public

use to maintain the integrity of inter-connected open space on the west side of Carson City. These important corridors will be identified by the city's Parks and Recreation commission, the Unified trails plan and coordinated with the Open Space Advisory Group.

SPA-VC-4.6 Internal Open Spaces

Internal open spaces between lots or groups of lots shall be utilized to provide a large lot feel and to provide a focus of the development towards common green areas. These areas will be managed by a maintenance district which will be established upon creation of the PUD and will also include any public pedestrian corridors or paths which connect to open space. Internal open spaces are generally located between or within development areas illustrated on Map 4.

SPA-VC-4.7 Parks and Trail Plan

Any future developer shall present the parks and trails proposal to the Carson City Parks and Recreation Commission, planning staff and WNCC to develop further conceptual plans that implement these policies. An emphasis will be placed upon retaining public access throughout the VCSPA for both pedestrians and recreation purposes.

SPA-VC-4.8 Trails and Public Access

The following trail corridors through the VCSPA shall be developed and maintained in the following manner to ensure adequate access for both public use and emergency access:

1. Public access through the VCSPA shall be provided to Ash Canyon Road on the north side of the Parcel C and up Vicee Canyon to the west (Parcel B). Additional trails and parking areas shall be provided both through the development and coordinated with the city's trail plan. This includes access through the proposed development and connecting to existing trails and bike lanes. Existing trails have been illustrated on Map 4 below to show corridors that should be preserved through PUD design.
2. Development areas have been delineated on Map 4 to ensure public connectivity between open space areas in the area, existing public use trails and the proposed neighborhoods themselves.
3. Specified trail corridors will be retained for public use to meet the needs of the VCSPA policies and Carson City parks trails and open space plans. These corridors are indicated by yellow hatched lines on the map below. Unnecessary trails will be re-vegetated and returned to a natural state.
4. All new trails that are surfaced for access shall be of non-asphalt materials such as crushed granite to retain a rural character, yet remain functional.
5. Any neighborhood theme identified shall be integrated with trail signs and site design.
6. A multi-use trail network shall be provided along the rim of both sides of Vicee Canyon to ensure; emergency fire access, adequate slope setbacks for fire and to buffer the canyon from residential development. This buffer shall be 25 feet in width with a permeable surface.
7. Limited low impact trails may be developed within the canyon itself along with interpretive signage.
8. An access point shall be provided on Parcel C (existing access to Ash Canyon Road.) where a non-motorized trail will connect to Parcel B in several locations.
9. Ash Canyon Road will be the only motorized recreational road or trail within the VCSPA.

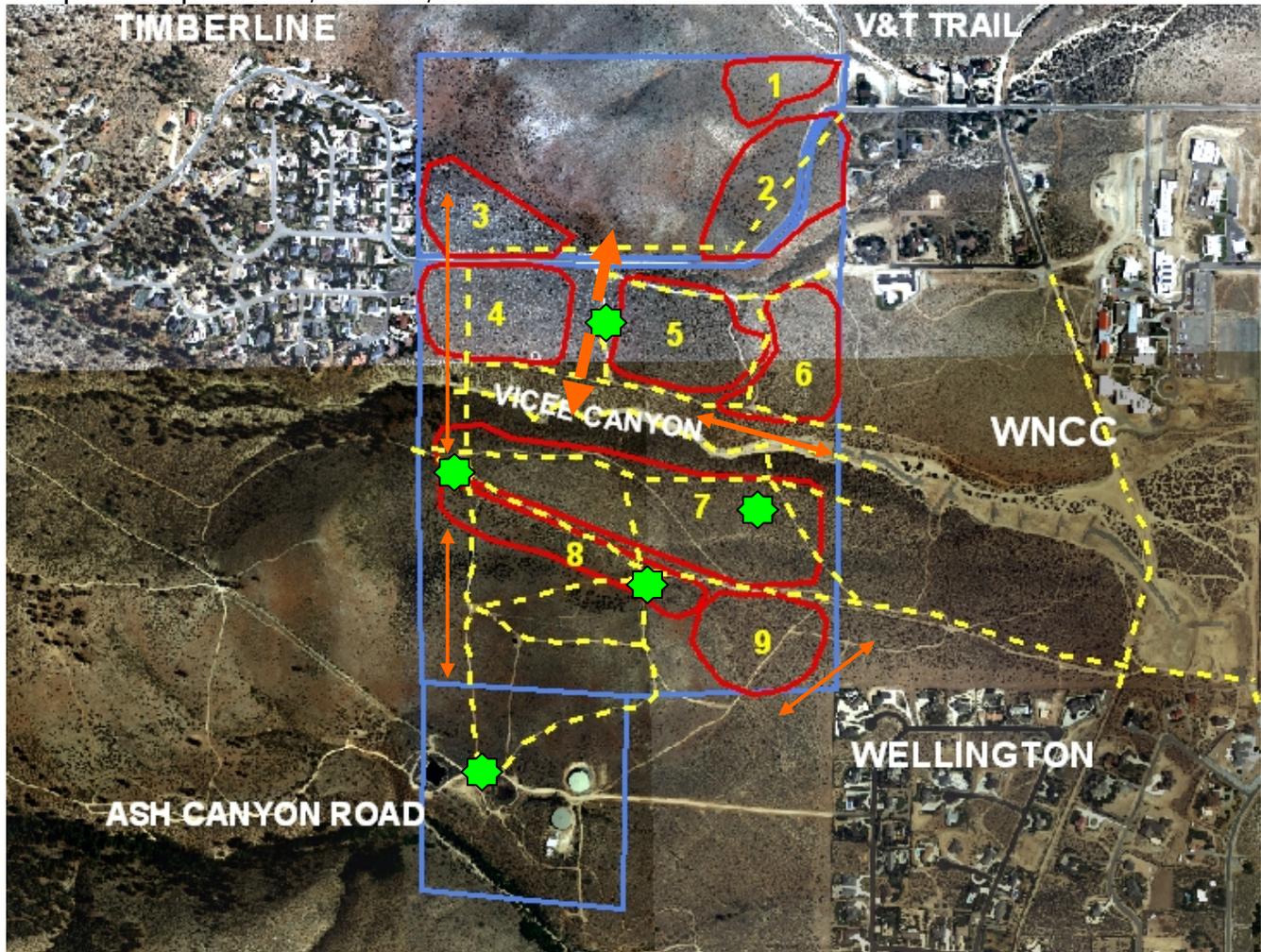
SPA-VC-4.9 Neighborhood Park

One or more neighborhood parks shall be provided with a combined acreage of 4-5 acres within the VCSPA. Park areas shall accommodate desired uses for the area and be combined with other recreational amenities and trails. A portion of natural park area shall be located within the remaining forested area adjacent to development area 8. Park locations will be identified prior to the PUD application submittal and should coincide with open space areas. Smaller pocket parks may be located between or within development areas and contain park facilities to accommodate a variety of uses.

SPA-VC-4.10 Water Tank Parcel Trails

Any future trails or trail access points shall be coordinated between the Division of State Lands, The State Buildings and Grounds Division and the Carson City Parks and Recreation Department to ensure maintained connectivity from Ash Canyon to Vicee Canyon and across the plateau between parcels B and C.

Map 4 Development Areas, Trailheads, Wildlife Corridors and Trail Retention Areas



SECTION 5 - CIRCULATION AND ACCESS

The VCSPA is located in the western portion of Carson City and access throughout this area is limited due to a patchwork of private and public lands, past development practices and physical constraints. The Timberline neighborhood to the west has only one primary access road via Timberline Road and Combs Canyon Road. The Wellington-Crescent neighborhood to the southeast relies heavily upon Ash Canyon Road and Winnie Lane. Access from the Silver Oak Neighborhood is primarily provided via Winnie Lane and Ormsby Blvd. and College Parkway.

There is limited North/South connectivity on the west side of town connecting the new Carson Tahoe Medical Complex to existing points south (without using North Carson Street) While these limited access routes were tested in the recent Waterfall Fire and flooding events, which threatened and/or impacted these areas, there is an additional need for improved north-south connectivity on the West side of the city. The proposed access road through Parcel B will enhance access to the center of town and provide an alternative route to College Parkway while providing for both existing neighborhoods and WNCC. (See Map 3 on page 11)

Foothill Road connection from Winnie Lane to VCSPA.



The proposed VCSPA will require a second access route in addition to the existing Timberline Drive. This proposal was developed with the goals of the WNCC 2001 master plan in mind. The costs of the proposed access road through the WNCC lands would be the burden of the developer and provide public benefit to existing neighborhoods, VCSPA (School Trust Lands) and the Boards of Regents who manages the WNCC lands. This new access route will include a connection to Foothill Road/Winnie Lane. Other possible vehicular outlets may be added or considered as an alternative as additional access across other adjacent private lands become available in the

future. This area has not been precluded by the construction of the pit for Vicee Creek storm water management. A 60' foot easement has been included along the southern boundary for this purpose. The current pit design would be modified in the future to accommodate a new roadway. Any roadway from Foothill Road leading to the VCSPA would cross the pit parcel (now owned by Carson City) then traverse lands owned by WNCC to reach the state trust lands at Parcel B.

Any secondary access road from the VCSPA will provide an additional evacuation route for the Timberline neighborhood in case of any emergency closure of lower Timberline Drive or Combs Canyon Road. While a blockage of Timberline Drive near its single access point of the Timberline Neighborhood is still possible, the additional access route across the VCSPA would be located only ¼ mile from that point and will provide an alternative route. Currently all local traffic in this area relies upon College Parkway to reach downtown Carson City for shopping. The access through the VCSPA onto Winnie Lane will provide a more direct route to the core of the city and reduce vehicle trips on College Parkway. The daily vehicular trips for the proposed access route through the VCSPA were reviewed by the city traffic engineer and determined to be well within the limits of Winnie Lane.

The circulation within the VCSPA will consider existing infrastructure inadequacies, placement of bike lanes through the SPA, protection the V & T trail, pedestrian access, potential trailhead access and future development needs of both the VCSPA and surrounding development. While the proposed transportation components of the VCSPA will improve area access it is not intended to resolve all limitations created by past development practices.

The internal developed areas of the VCSPA shall utilize shared driveways, off street rear garages and connecting paths to enables residents to walk throughout the development to primary access roads. Primary pedestrian corridors (some are now trails) are identified for retention on map 5. Internal reduced street widths may be utilized to reduce overall impervious surface in the VCSPA. These streets shall provide for adequate turn-around radius (such as hammerheads) for emergency vehicles.

CIRCULATION AND ACCESS POLICIES

Access throughout the Vicee Canyon SPA and WNCC lands will also serve as a Timberline with a required secondary access route and will also result in improved access for the Timberline neighborhood. All roads shall meet Carson City standards for width and construction for a suburban roadway section and shall be offered for dedication to Carson City. Minor modifications may be requested from these policies so that special site conditions can be accommodated that are sensitive to the landscape and will be implemented through the PUD approval process.

SPA-VC-5.1 Roadway Linkages



A roadway crossing WNCC lands to the east and between Timberline Dr. and Winnie Lane /Foothill Road shall be completed as part of any PUD for the VCSPA. In addition, through the design of internal VCSPA roadways and internal landscaping, access potential will be preserved on Parcel B for all adjacent land owners. The Foothill Road route crosses lands occupied by WNCC and managed the Board of Regents. This area is planned for future development of the college according to the WNCC's 2001 master plan and would be used as a secondary access to both planned and existing residential development as well as access into nearby public lands. It is the future VC-SPA developer's responsibility to obtain legal access and right-of-way from WNCC for the development of this roadway.

Issues have been identified through public comment and interagency consultation regarding possible impacts from this roadway through the WNCC property. While not within the VCSPA boundary, any roadway constructed through WNCC shall address the following issues;

1. The developer of the VCSPA would be responsible for construction of a roadway across WNCC lands to serve the VCSPA.
2. A 60 foot road easement and completed roadway shall be dedicated to Carson City.
3. This easement must be capable of providing for bike lanes and landscaping, which will be required across the WNCC campus and the VCSPA.
4. An access easement shall be provided to the private parcel west of Parcel B.
5. Mitigation measures to protect the V & T Trail will be required
6. Use of traffic crossing design elements to ensure safety of Murphy Drive Trail users
7. Visual protection of existing homes adjacent to the proposed roadway
8. Connectivity of bike trails along the new access road to the VCSPA.
9. Developing the roadway away from existing development and towards the north to the fullest extent possible.

SPA-VC-5.2 Pedestrian and Bicycle Connections

Connectivity to existing trails and future development pathways in the VCSPA is important to the quality of life and functionality of both existing and proposed neighborhoods. Pedestrian and bicycle connections shall be provided to link the VCSPA with all identified adjacent routes. Existing trail corridors have been identified for retention on map 5. Maintaining these connections will help meet goals of the Unified Trails Plan for Carson City. These connections include and are not limited to maintain public access between/through:

- Ash Canyon Road to Timberline Drive
- Ash Canyon and Vicee Canyon
- Winnie Lane to Timberline Road
- All park areas/trailheads/school bus staging areas within the VCSPA.
- Between the WNCC observatory and the VCSPA
- Between development areas and adjacent neighborhoods
- V & T bike trail

SPA-VC-5.3 Public safety and traffic calming

Any roads designed to access the development areas shall consider public safety and neighborhood tranquility. The Foothill road extension and through the VCSPA and Timberline Road will be designed to include stop signs, enhanced public safety crossing elements and/or other traffic calming measures to discourage through traffic and speeding. The primary access road though WNCC shall include traffic design measures to provide further traffic calming for the V & T trail.

Traffic calming measures at walkway.





SPA-VC-5.4 WNCC Access Road

While the timing of the development for the VCSPA is uncertain, a priority shall be placed by the city upon the design and construction of the secondary access road across WNCC from the Winnie Lane Foothill Road point. The city shall consider this access route in conjunction with any route planning for the city. Any road constructed through WNCC shall be coordinated between the city, WNCC and the state upon crossing the VCSPA boundary and consider the needs and policies of the VCSPA. All trails shall be coordinated with the city parks and trails master plan to ensure connectivity

between the VCSPA and adjacent areas. Except for new internal PUD trails, priority will be given towards retaining and developing existing trails over new ground disturbance for trails.

Trail underpass and drainage options.



SPA-VC-5.5 Vicee Creek Crossing

A crossing of Vicee Canyon is required and shall be designed to carry storm event flows per adopted city standards. A low profile type crossing will span the drainage within the canyon. Bike and pedestrian access will be required. Any crossing location will require an analysis to identify the most suitable location where the crossing site will:

- Protect existing wildlife corridors in the area
- Minimize grading and erosion by using existing graded or sloped areas.
- Minimize visual impacts from the vantage points
- Contribute to a safe and efficient traffic circulation.
- Ensure for pedestrian and vehicular connectivity in VCSPA.
- Maintain the natural functions of the Vicee Creek

SPA-VC-5.6 Combs Canyon/Timberline Road Re-Alignment

Any proposed PUD application must be coordinated by the developer and the city for the re-alignment and or re-grading of Timberline Drive at its intersection with Combs Canyon Road. Development areas have been designated with this assumption. Any development configuration in this area will consider the potential re-alignment change to improve public safety for both vehicular and pedestrian traffic. Without this improvement traffic safety on Timberline traffic concerns will be exasperated in the area.

SPA-VC-5.7 Traffic Study

A traffic study to measure any potential impacts on existing roadways shall be required with the submission of a PUD application. The study would also indicate the need for any specific traffic equipment improvements or other public safety issues.

SPA-VC-5.8 Rural roadway section

Roads shall be constructed using the City's rural roadway cross-sections (no curb and gutter) but include wide setbacks with swales for drainage and a pathway with native or adapted landscaping.



Wide primary road setback with native plantings and path.

SPA-VC-5.9 WNCC Observatory and adjacent development areas.

All roadways constructed in development areas 2, 5, 6 and 7 shall be designed to minimize light glare from car headlights impacting the WNCC observatory. Each driveway and internal road shall consider its nighttime impact on the observatory and include provisions for headlight walls, year round landscaping, (evergreens) and other street design and placement techniques so light pollution will not leave the development area and impact the observatory in a negative manner.

SPA-VC-5.10 Roadways, setbacks and planting strips.

Both Timberline Road and the proposed secondary access road from Winnie Lane will utilize the following design elements for landscaping, pedestrian areas and setbacks from roadways. These elements shall reinforce the rural setting and openness of the area and provide for ample setbacks to residential areas.

1. A minimum setback area of 20' shall be utilized on each side of the roadway to include; bio-swales, walkways, native and adapted plantings, berms for lot privacy and low profile fencing
2. Theme elements such as benches, interpretive signs shall be located within setback areas to highlight the unique setting and neighborhood.
3. Materials for walkways shall be of crushed granite or other non-asphalt materials
4. Plantings shall be of native and adapted species, requiring minimal irrigation once established and be spaced in a random pattern covering 40% of the area at full growth.

SPA-VC-5.11 Traffic sign design

- Traffic signs will be integrated with the neighborhood theme to reinforce neighborhood identity.
- All traffic sign backs and poles will be painted a dark color to reduce visual obtrusions.
- Street names shall be coordinated with the neighborhood theme

SECTION 6 - HOUSING ELEMENT

The VCSPA will provide additional housing choices for Carson City. Many current residents would have a difficult time finding comparable housing choices if they were to relocate in the area due to costs. Additional traffic congestion from workers commuting to outlying areas will continue to occur, leading to air pollution and other environmental degradation if lands within close proximity to the downtown and suitable for residential development are not utilized. The VCSPA will include policies to encourage a range of lot sizes and homes, density bonuses and other land trust type strategies to create work force housing opportunities in the proximity of WNCC.

As the host city for state government, Carson City will need to continue providing new housing options if it hopes to attract professionals wishing to relocate. The additional housing units will help ease this shortage. According to the 2005 draft housing element of the Master Plan, Carson City has a significantly greater proportion of mobile homes over single family site built dwelling than the national average. As companies look to relocate, workforce housing becomes a tangible concern in their choice. Additional single-family homes are needed to meet demand.

Geographical features and public lands that surround the city also limit its ability to expand. Expansion into these areas places a strain on current city services and places higher development costs on developers, which leads to even higher housing costs. Many residents value surrounding landforms and the open space it offers. The VCSPA considers these features and develops only the most suitable areas. The proposed development areas are relatively level (much of it less than 15% slope) free of constraints and a logical expansion area for Carson City. The VCSPA is also flanked on three sides by residential or college development making it a compatible development option.

HOUSING POLICIES

The VCSPA will increase housing options within Carson City.

SPA-VC-6.1 Housing Design

The design of the PUD will integrate quality-housing types with functional, yet aesthetic open spaces. Home design and overall development will blend with the landscape of the area by using the following design features.

- Low reflectivity exterior building materials
- Earth tone colors for all exterior surfaces
- Use of dark sky approved lighting fixtures
- Use of architectural features to break up the façade of structure

SPA-VC-6.2 Attainable Housing

The proposed development shall include 10% of the total number of units to provide for workforce housing. Attainable housing is defined as housing serving those 60-120% of median household income. Any such housing options may be achieved by (but not limited to) one of the following development strategies;

- The state or city may retain ownership of a limited number of lots in order to facilitate land trust lease options through long-term covenants and leases to owners with work force qualifications.
- The city may choose to work with WNCC, a non-profit housing organization or other state housing authority to allow for site built homes on designated lots. The use of workforce housing subsidies will be encouraged to supplement the overall development scheme.

- The developer may reach attainable housing thresholds through the appropriate design of smaller units on smaller lots to ensure lower land costs and by utilizing 2 units per structure(or accessory units) in development area 7. This will not increase the number of attainable housing units of the VCSPA but may result in additional internal open space.
- Any such workforce housing units will be incorporated into the overall design of the development areas, shall include all design standards required for single family dwellings and be targeted towards the center of the developed areas. Such units shall include internal open space and communal green spaces to mitigate the higher density and provide for a less urban feel. All housing design standards will apply to these units.
- Appropriate covenants and deed restrictions shall be placed upon these units to ensure their use by public workforce housing individuals.

SPA-VC 6.3—Varied Streetscapes

To promote more interesting streetscapes and offer consumers a wider choice of housing styles, a variety of home models shall be provided. To accomplish this, the following standards shall apply:

1. Each development area shall include a minimum of 3 distinctly different home models
2. or lots may be sold to individual owners for custom homes.
3. Lots greater than ½ acre in size shall be graded only within the footprint of the structures and driveways plus 10% of the lot area. Smaller lots may be graded up to maximum of 30% of the lot area for the dwelling and all infrastructure.
4. Homes shall be oriented as to not back onto roadways (except for Timberline Road) within the development unless the design is utilizing common open space for a community focus.
5. Any houses with the fronts not facing Timberline Road or other major roadways will include low profile fencing, berms and landscaping in a 20" setback from the roadway to maintain an open setting while providing adequate privacy.



Home with garage set back, varying façade materials angles and surfaces.

For the purposes of satisfying the above standard, each model home elevation shall distinctly differ from other home elevations in a minimum of three of the following areas:

1. The placement of all windows and primary doors on the front façade elevation.
2. The use of varying exterior materials on the front façade elevation.
3. Substantial variation in the location and/or proportion of garages and garage doors.
4. The width of the front façade elevation must differ more than two feet.
5. Variation in the location and proportion of front porches.
6. Substantial variations in roof-lines and/or in the angle of roof runs.
7. Use of roof dormers or eaves half the proportion of the exterior walls.
8. A variation of building types, i.e., ranch with gables, two-story, and split level.
9. Window shapes that are substantially different.
10. Use of varying but low reflectivity roof materials.
11. Garages at right angles with windows and shared driveways
12. Other distinct design variations approved by the City.

Additionally, new homes on lots 70 feet or wider shall use a minimum of four of the following techniques and new homes on lots narrower than 70 feet shall use a minimum of three of the following techniques to reduce the prominence of garages, promote pedestrian activity and create visual diversity in the neighborhood:

House forward – Living areas that extend a minimum of five feet in front of the garage face.

Front porches – A 60 sq. ft or larger covered front porch that extends a minimum of 6 feet in front of the living area.

Courtyards – A 60 square ft or larger front yard courtyard with a hard finished floor surface (concrete, wood, brick, pavers, etc.) and walls not exceeding three ft in height, extending a minimum of three ft in front of the garage face.

Varied front setback – Front setbacks of adjacent homes on the same side of the street vary by a minimum of 3 ft.

Garage orientation – Garage doors that do not face the street (i.e. provide side loaded garages) with front elevations of garages that are architecturally consistent with the living area front elevation.

Reduced garage width – Garages that do not exceed 40% of the front elevation.

In addition the following design standards shall apply.

Shared Driveways- Houses on smaller lots or in certain cul de sacs (near 1/3 acre) shall utilize shared driveway with side loaded garages.

Building height and scales- New dwellings adjacent to existing neighborhoods shall be compatible in size, height and scale. Dwelling footprints and scale shall correspond with lot sizes.

Landscaping, Xeriscaping and Fire friendly plants - The use of indigenous plant materials and naturalized planting designs is required where landscape materials are added to maintain the more informal character of the area. Being within the cities urban interface zone, irrigation shall be used to establish plants and fire-friendly plants and adequate defensible space will be required to limit the spread of fires. Xeriscaping is encouraged and only ¼ of the front yard area and ½ the rear yard area may be planted in turf. On lots narrower than 70 feet, a minimum of one additional 2-inch caliper tree is provided in the front yard. On lots 70 feet or wider, a minimum of two additional 2-inch caliper trees are provided in the front yard. A minimum of two 2-inch caliper trees of medium or greater canopy size will be planted in the rear yard with adequate irrigation to establish such trees. All vegetation shall be native or adapted species to the area and drought resistant. There shall be variation in the species of trees used with a mix of at least 6 species used per development area.



Lot Landscaping- The entire front yard area shall be landscaped and irrigated for Xeriscape and native and adapted plantings. A maximum 10% of the front yard landscaping may consist of empty shrub beds with landscape fabric and irrigation to provide homebuyers with landscape options. Bare dirt shall be prohibited in front yards.

Front door path – A three foot or wider path that is physically separated from the driveway is provided from the sidewalk to the front door. All paths shall be made of paver blocks or cobblestones.

Structure articulation – A minimum of four separate roof planes are incorporated within the front elevation and the front elevation contains a minimum of two wall planes that are offset by a minimum of three feet.

SECTION 7 - UTILITIES, SERVICES & PUBLIC FACILITIES

The VCSPA is located in an area that can be served by suburban services as determined through the PUD application process. The levels of services commensurate with the VCSPA residential densities would include paved roads, connection to community water and sewer service and adequate emergency services response times or distances to community services such as parks and schools. Infrastructure for the VCSPA will only include necessary structures to support the on site development while maintaining a rural road section character. Easements will be provided for the extension of new infrastructure along any new vehicular access route and for areas within the VCSPA development areas.



Water tanks on Parcel C.

Efforts will be made to utilize green infrastructure methods. Not only can these techniques reduce storm water runoff but they can also add to the aesthetics and value of the development while reducing long term maintenance costs of traditional facilities. This would include limited curbs and gutters, use of bio-swales, tree-shrub coverage goals, use of lower imperviousness materials for driveways and paths, and trails through the development as opposed to sidewalks. Bio-swales shall be bouldered and be planted with native and adapted plants. Internal open spaces will be utilized for surface water runoff from development areas.

The proposed VCSPA would need to meet services requirements based on the lot sizes ultimately requested through a Planned Unit Development. Other considerations of this proposal are the needs for fire suppression on the west side of town as it relates to both Wildland/Urban Interface and structural fire suppression and the availability of other services such as cable, phone and natural gas. Since the VCSPA is flanked on three sides by existing infrastructure and development many of the required services would need to be connected or provided to serve new development.

The VCSPA presents an opportunity to upgrade or improve efficiency of existing city systems. Through review of the VCSPA the city engineer identified possible improvements to the water delivery system that would result in lower energy costs and improved water flow for existing water systems. These improvements include the extension of a new water line across the VCSPA from Parcel C to Parcel A.

Other considerations might include the installation of a new water tank on the higher plateau of Parcels B and C to serve the VCSPA and augment other current delivery systems. The VCSPA will allow for future utility development on Parcel C commensurate with city development standards. However, the higher portions of the parcel will be managed as open space to protect against visual blemishes on the landscape and to provide for trail connections from Parcel C to Parcel B.

UTILITIES, SERVICES, AND FACILITIES POLICIES

The VCSPA shall both utilize existing services along Timberline Drive and extend services from nearby developed areas into the proposed development area. Any new facilities shall be sited and designed to minimize visual impacts and grading to surrounding neighborhoods and other vantage points from the city.

Water tank facilities located above Timberline.

SPA-VC-7.1 Connections to Public Utilities

Municipal water/sewer facilities shall be linked to serve the VCSPA. A water supply and wastewater analysis shall be provided with a PUD application to demonstrate how adequate facilities will be provided. The location and design of all necessary drainage or public facilities shall be identified and provided with a PUD application.

New water storage tanks and other large structures within the VCSPA shall be sited to minimize their visual impact upon the site and the city. Any water tanks necessary on higher areas shall be sunken and screened from view. All other utilities, including natural gas, electric, and cable television services, shall be extended to serve the development and placed underground. Any utility cabinets will be painted a dark color to match the signage back colors, clustered if possible with other structures and/or screened from view. The VCSPA will utilize existing city services found nearby, allow for improvements to existing facilities such as water delivery and enable future extension of services (sewer) to existing neighborhoods if necessary.



SPA-VC-7.2 Public Facilities

Expansion potential for Parcel C (water tank parcel) will be honored to ensure water supplies to the city in future years. However, new structures shall be precluded from higher areas on the parcel. The color of any structures shall match that of existing structures and blend with the surrounding landscape. Grading on hillsides shall be limited only to serve emergency access purposes or erosion control measures. Any accessory lighting fixtures used to support public facilities in the VCSPA will be approved dark sky lighting fixtures. Efforts will be made to retrofit current lighting fixtures where appropriate.

SPA-VC-7.3 School Transportation Sites

Adequate and safe staging areas for bus stops will be designed in coordination with internal trails or walkways, open space/ utility lots to provide for safe pedestrian access within the VCSPA. These staging areas shall be separated from the primary roadways by a planting strip or pick up lane. Safe student crossings will be provided across any access roads within the development or along Timberline Road. These areas may also provide for future potential of transit services. The development of these lots for public use areas (such as parking) will include mitigation measures to address off site impacts to homes such as screening and/or berming and dark sky approved low profile lighting fixtures.

SPA-VC-7.4 Easement for Infrastructure

Utility easements shall be provided in a future PUD to extend services to the VCSPA along a new access road and within and between the development areas of the VCSPA. This coordination shall occur between the city and the developer and WNCC.

SECTION 8 - URBAN INTERFACE FIRE PROTECTION

The VCSPA will be designed through the PUD process and coordinated with the appropriate agencies/groups to reduce the threat of wildfire to the development and adjacent lands. Wildland restoration efforts on proposed VCSPA open space lands shall be maintained or enhanced.

SPA-VC-8.1 Wildfire Hazard Mitigation Plan

The VCSPA lands are within a wildland urban interface area. The applicant shall submit a Wildfire Hazard Mitigation Plan with a PUD application to the Carson City Fire Department for review and approval. Proposed wildfire hazard mitigation measures shall be coordinated with the Nevada Division of Forestry and appropriate federal resource management agencies.

SPA-VC-8.2 Nevada Fire Safe Council Educational Materials

"Living With Fire" educational materials, available through the fire department and Cooperative Extension, shall be provided to prospective homeowners. The development shall also apply for Nevada Fire Safe Council chapter status or apply for inclusion into an existing chapter. Any ongoing restoration needs for the Waterfall Fire should also be respected.

SPA-VC-8.3 Wildland/Urban Interface Development guidelines

All new development shall be consistent with the Carson City Municipal Code Chapter 14.04 "Wildland Interface Code.", guidelines suggested in the Carson City Urban Interface Plan, the recommendations included in the *Living With Fire* educational materials, and the recommendations presented in the *"Nevada Community Wildfire Risk/Hazard Assessment Project: Carson City."*

SPA-VC-8.4 Wildland/Urban Interface Fire Facilities

New development shall be coordinated with existing wildland and structural fire suppression agencies to determine the water storage capabilities within the project area for both the protection of the VCSPA and existing neighborhoods. Opportunities to combine functions of water storage facilities should be explored.

