# CARSON CITY CONSOLIDATED MUNICIPALITY
# NOTICE OF THE
# WORK SESSION OF THE PLANNING COMMISSION

**Day:** Tuesday
**Date:** November 17, 2026
**Time:** Beginning at 2:00 pm
**Location:** Bonanza Room
851 East William Street
Carson City, NV 89701

## AGENDA

**NOTICE TO THE PUBLIC:The public may provide public comment in advance of a meeting by written submission to the following email address: planning@carsoncity.gov or via mail to the Planning Division of the Carson City Community Development Department (Planning Division) at 108 E. Proctor St., Carson City, NV 89701. For inclusion or reference in the minutes of the meeting, your public comment must include your full name and be received by the Planning Division not later than 3:00 p.m. the day before the meeting.**

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Public Comment****
The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised during this period for public comment.

**5. Workshop Items**

5.a For Discussion Only: Discussion and presentation regarding a report from Vice Chair Krahn and Staff concerning the 2026 State Planning Conference.
Click Here for Staff Report

5.b For Possible Action: Discussion and possible action regarding a review of the types of actions necessary to implement the goals and policies of the Carson City Master Plan ("Master Plan") in accordance with Chapter 12: Action Plan of the Master Plan. (Hope Sullivan, hsullivan@carsoncity.gov)
Click Here for Staff Report

**6. Public Comment****
The public is invited at this time to provide comment on any topic that relates to a matter over which this public body has supervision, control, jurisdiction or advisory power, including any such matter that is not specifically included on the agenda as an action item. No action may be taken on a matter raised

during this period for public comment.

**7. For Possible Action: Adjournment**

---

**PUBLIC COMMENT LIMITATIONS – The Planning Commission will provide at least two public comment periods prior to adjournment in compliance with the minimum requirements of the Open Meeting Law. In addition, it is the Planning Commission's aspirational goal to also provide for item specific public comment. In order for members of the public to participate in the Planning Commission's consideration of an agenda item, the public is strongly encouraged to comment on an agenda item when called for by the Chair or Vice-Chair during the item itself. No action may be taken on a matter raised under public comment unless the item has been specifically included on the agenda as an item upon which action may be taken. **Public comment will be limited to three minutes per speaker to facilitate the efficient conduct of a meeting and to provide reasonable opportunity for comment from all members of the public who wish to speak.** Testimony from a person who is directly involved with an item, such as City staff, an applicant or a party to an administrative hearing or appeal, is not considered public comment and is not subject to the three-minute time limitation.

Please note: Any person who wishes to have their complete testimony included in the permanent record of this meeting should provide a written or electronic copy to the Chair or Vice-Chair in addition to any other written material. Minutes of the meeting are produced in a summary format and are not verbatim.

Agenda Management Notice - Items on the agenda may be taken out of order; the public body may combine two or more agenda items for consideration; and the public body may remove an item from the agenda or delay discussion relating to an item on the agenda at any time.

Titles of agenda items are intended to identify specific matters. If you would like more information about an agenda item listed above, please contact the staff member listed at the end of the particular item in which you are interested at 775-887-2180. Contact planning@carsoncity.gov if you would like copies of supporting materials for an agenda item.

Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Planning Division in writing at 108 E. Proctor St., Carson City, Nevada 89701, or call 775-887-2180, at least 24 hours in advance of the meeting.

This agenda and supporting materials for the meeting are available in the Planning Division office located at 108 E. Proctor Street, Carson City or at www.carsoncity.gov/granicus.

*This agenda has been posted at the following locations:*
*City Hall, 201 North Carson Street*
*Community Development Department, 108 E. Proctor Street*
*Community Center, 851 E. William Street*
*Carson City Website - https://carsoncity.gov/granicus*
*State Website - https://notice.nv.gov*

# STAFF REPORT

**Report To:** Planning Commission **Meeting Date:** November 17, 2026

**Staff Contact:** Hope Sullivan, Community and Economic Development Director

**Agenda Title:** For Discussion Only: Discussion and presentation regarding a report from Vice Chair Krahn and Staff concerning the 2026 State Planning Conference.

**Agenda Action:** Other / Presentation **Time Requested:** N/A

---

**Proposed Motion**
N/A

**Board's Strategic Goal**
N/A

**Previous Action**
N/A

**Background/Issues & Analysis**
This item is intended to provide staff and Commissioner Krahn and opportunity to report out on the 2026 Nevada State Planning Conference they attended in October 2026.

**Applicable Statute, Code, Policy, Rule or Regulation**
None.

**Financial Information**
**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

**Alternatives**

Motion: _____ 1) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____

(Vote Recorded By)

# STAFF REPORT

**Report To:** Planning Commission **Meeting Date:** November 17, 2026

**Staff Contact:** Hope Sullivan, Community and Economic Development Director

**Agenda Title:** For Possible Action: Discussion and possible action regarding a review of the types of actions necessary to implement the goals and policies of the Carson City Master Plan ("Master Plan") in accordance with Chapter 12: Action Plan of the Master Plan. (Hope Sullivan, hsullivan@carsoncity.gov)

**Agenda Action:** Other / Presentation **Time Requested:** N/A

---

**Proposed Motion**
Depends on discussion.

**Board's Strategic Goal**
Efficient Government

**Previous Action**
January 7, 2026 – The Board of Supervisors ("Board") accepted the Master Plan report from the Planning Commission.
December 16, 2025 (Item 6.A) - The Planning Commission heard the annual Master Plan report and forwarded its recommendations to the Board.
May 1, 2025 (Item 29.a) – The Board adopted the updated Master Plan.

**Background/Issues & Analysis**
NRS 278.190 requires the Planning Commission to promote public interest in and understanding of the Master Plan and to make annual recommendations to the Board regarding its implementation. Chapter 12 of the Master Plan contains the Action Plan, which is intended to be used as a tool to inform annual departmental work programs, budgeting, and priorities and to track the City's progress in implementing the Master Plan over time. During this work session, the Planning Commission will review Chapter 12 in advance of considering the Master Plan Annual Report at the December 15, 2026, Planning Commission meeting. The Commission will have the opportunity to review the priorities that have been assigned to the Action Plan to either verify their adequacy or to suggest modifications.

**Applicable Statute, Code, Policy, Rule or Regulation**
NRS 278.190

**Financial Information**
**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?** No

**Explanation of Fiscal Impact:**

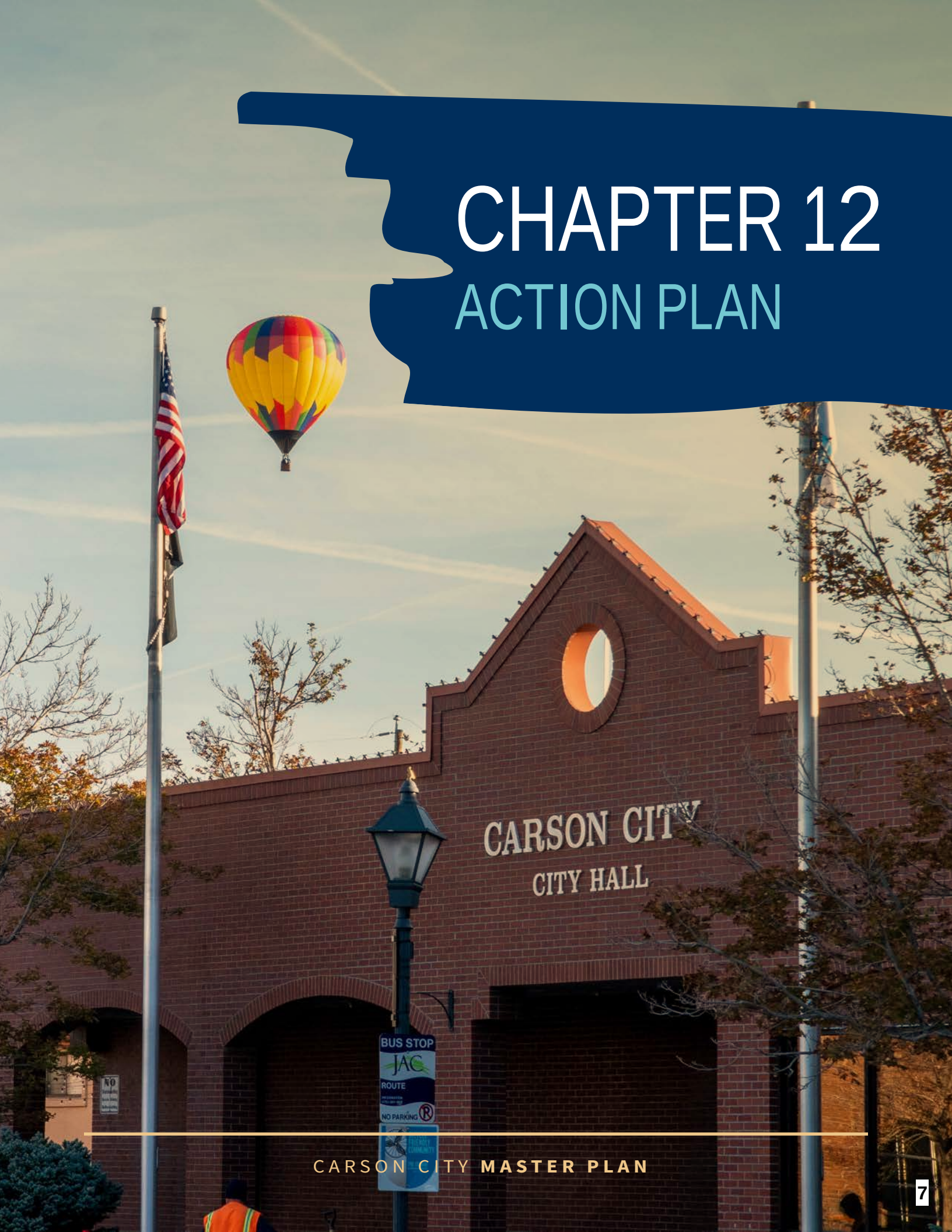
**Alternatives**
N/A

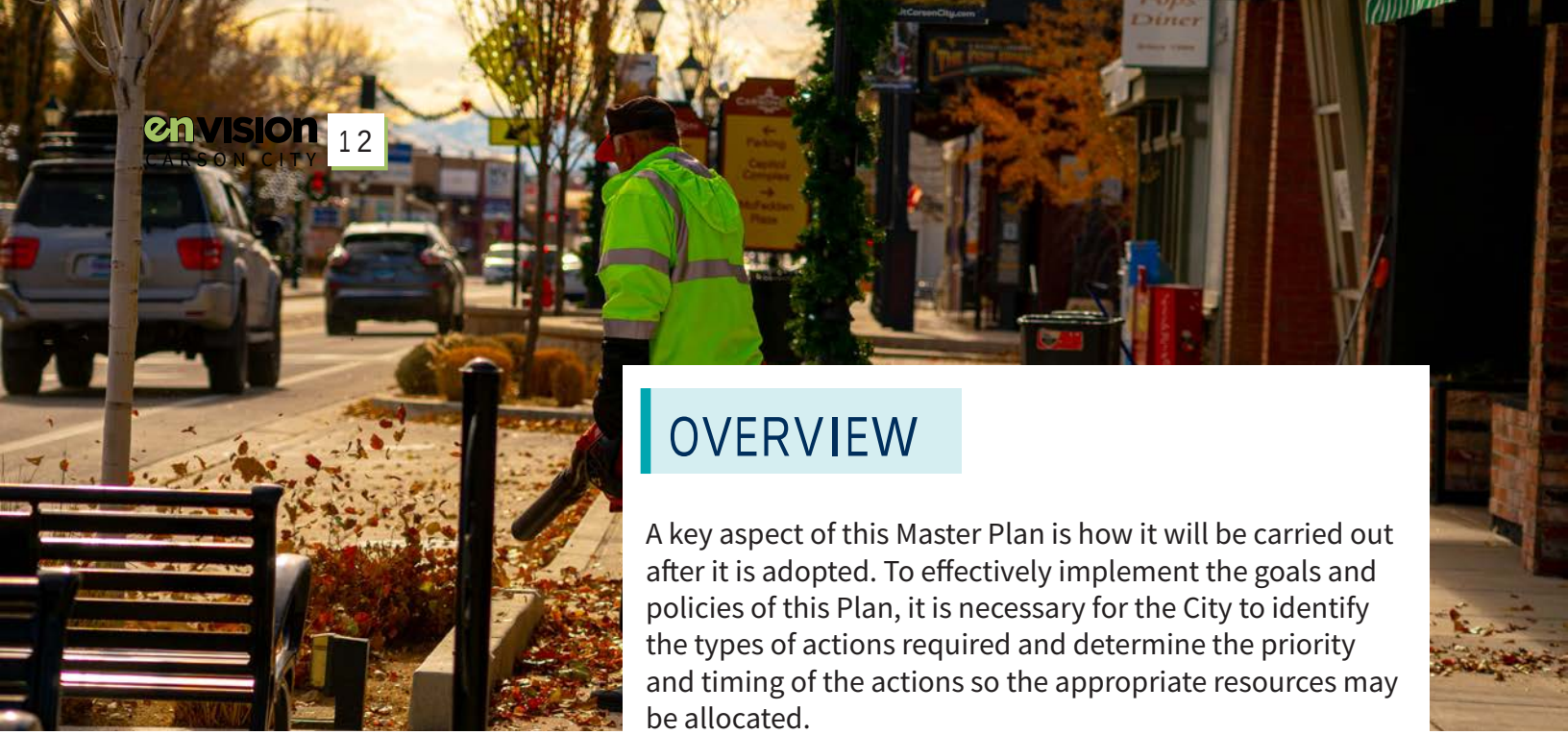
**Attachment(s):**
Master Plan Chapter 12 Action Plan.pdf

Motion: _____ 1) _____ Aye/Nay
2) _____ _____
_____
_____
_____
_____

_____
(Vote Recorded By)

# CHAPTER 12
# ACTION PLAN





# OVERVIEW

A key aspect of this Master Plan is how it will be carried out after it is adopted. To effectively implement the goals and policies of this Plan, it is necessary for the City to identify the types of actions required and determine the priority and timing of the actions so the appropriate resources may be allocated.

This chapter should be used as a tool to inform annual departmental work programs, budgeting, and priorities, and to track the City's progress in implementing the Master Plan over time.

## SUMMARY OF PRIORITY ACTIONS

This Summary of Priority Actions is intended to focus the City's efforts on actions that should be taken as soon as possible to advance community priorities and ensure that future land use decisions are aligned with the policies contained in this Plan and with the classifications on the Land Use Map. Several of the priority actions highlighted below are already underway or are anticipated to be underway shortly following the adoption of the Plan. Priority Actions should be reviewed and updated periodically to reflect the City's accomplishments, available resources, and potential shifts in policy direction.

The following priority actions are recommended, in no particular order of importance:

## 1. Complete a Comprehensive Rewrite of Title 18

The lack of consistency between the current Land Use Master Plan (map) and the underlying zoning was identified as a key concern during the Master Plan update process. Carson City's current practice is to proactively look for inconsistencies between the Land Use Master Plan (map) and zoning and bring proposed updates forward for consideration as part of the annual Master Plan review process. Property owners may also initiate a request to bring zoning into alignment with the Master Plan. However, participants noted that this practice creates a lack of predictability for residents because the underlying zoning allows for development that is inconsistent with the Master Plan. Participants also noted that it creates a lack of predictability for property owners and developers because the mix of uses and density called for in the Master Plan often can't be achieved by right, meaning that applicants must go through the Special Use Permit process, which adds time, uncertainty, and cost to the development process.

The City completed a targeted update of Title 18 and the Title 18 Appendix in November 2024 with an effective date of December 1, 2024. The Action Plan Matrix identifies a range of potential updates to Title 18 that should be considered as part of a more comprehensive update following the adoption of this Master Plan, such as:

- Review and update commercial, office, and mixed-use zone districts as necessary to align with Master Plan goals, policies, and land use categories, and allow desired uses by right.
- Review and update residential and mixed-use zone districts as necessary to align with Master Plan goals, policies, and land use categories and to ensure the full spectrum of desired housing types are allowed by right in the locations called for by the Plan.
- Review and update residential adjacency standards to better address community concerns related to infill and redevelopment abutting existing residential neighborhoods.
- Evaluate current allowances for home-based occupations and consider expanding, provided impacts on neighborhoods can be mitigated through use-specific standards.

## 2. Clarify the City's Role in Economic Development

When the 2006 Master Plan was completed, Carson City had dedicated staff in place to support the City's economic development and redevelopment initiatives. Over time, staffing resources have shifted and the City's role in economic development has become less pronounced. Implementation of the updated Master Plan will require the City to take an active role in economic development initiatives, as well as in the revitalization of gateway corridors, and the ongoing revitalization of Downtown.

The Action Plan Matrix identifies a range of economic development and revitalization strategies, including these key priorities:

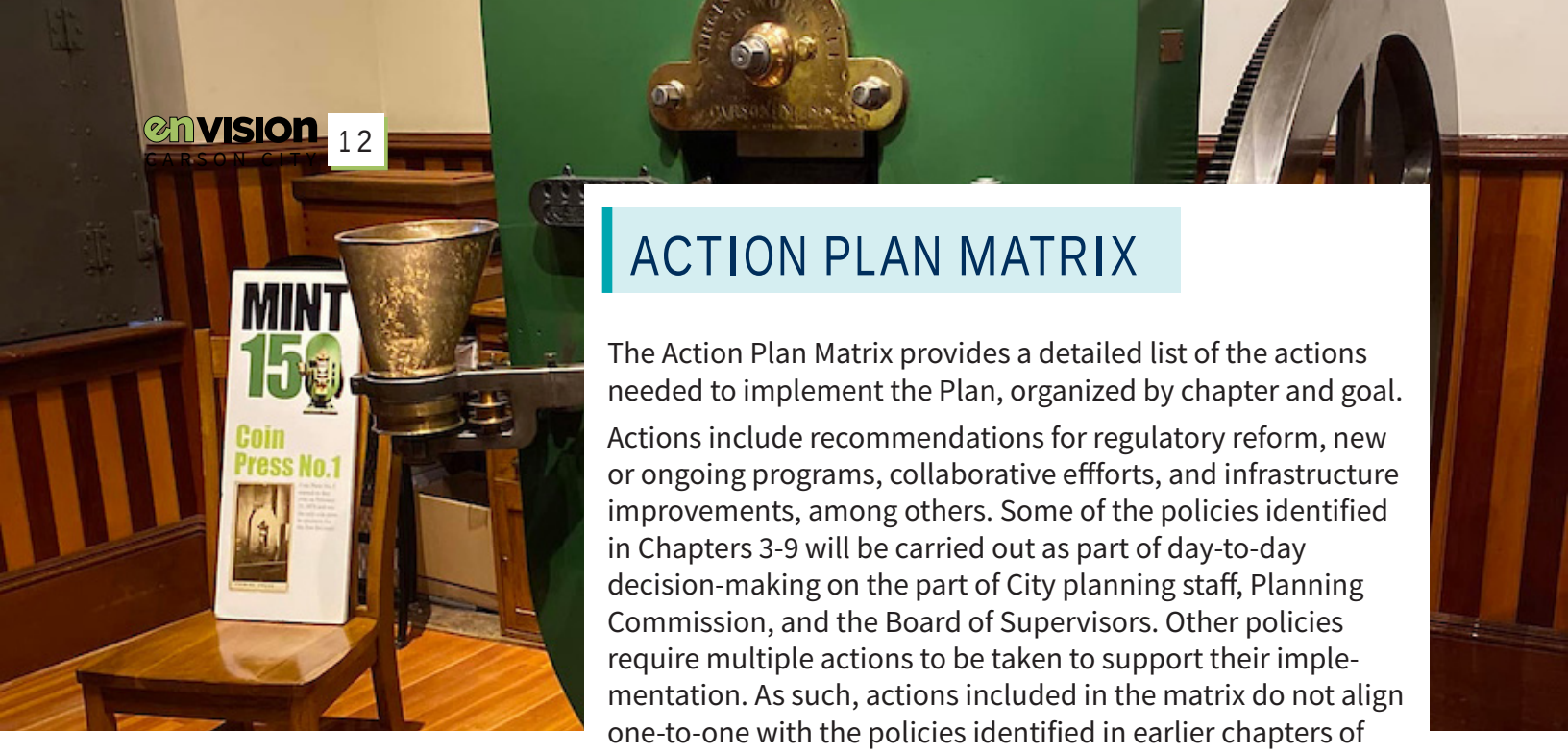
- Establish an Economic Development Strategy for Carson City that defines economic development roles and responsibilities in coordination with state and regional partners, identifies target industries, and articulates near-term priorities to support the implementation of this Master Plan. Align the Economic Development Strategy with periodic updates to the City's 5-year Strategic Plan to support implementation.
- Expand and maintain capacity to support economic development initiatives, as identified in this Master Plan and the City's 5-year Strategic Plan, as amended.
- Explore the concept of a redevelopment role to promote redevelopment and revitalization goals, foster relationships with business and property owners, pursue grants, manage public/private partnerships (as applicable), and generally serve as a resource for City departments on Economic Development initiatives.

## 3. Expand Revitalization Focus to Gateway Corridors

The 2006 Master Plan identified Downtown Carson City as a high priority area for revitalization in conjunction with the Carson Freeway project. Participants in the Master Plan update agreed that while efforts to promote private investment in Downtown should continue, the City's broader revitalization focus for the next 20 years should expand to include gateway corridors. Enhancing and sustaining vibrant, active gateway corridors will require ongoing investment in infrastructure improvements, such as the recent enhancements along south Carson Street,

and efforts to promote the redevelopment of underutilized properties or vacant buildings. Chapter 6 of this Master Plan outlines goals and policies to promote reinvestment in these areas. Key priorities identified in the Action Plan Matrix include:

- In coordination with CAMPO and NDOT, develop an area plan for the Highway 50 Corridor (East) to establish a coordinated vision and corridor-specific policies for land use, access management, multi-modal transportation, landscaping, signage, lighting, safety, and other considerations, as appropriate. Adopt supporting regulations as appropriate to implement the plan.
- Develop and adopt streetscape and signage standards as part of Title 18 for private properties with frontages that abut gateway corridors. Incorporate requirements for native or drought-tolerant landscaping, pedestrian- and bicycle-connectivity, lighting, and site planning strategies that will promote the implementation of a cohesive and attractive appearance along gateway corridors over time.
- Encourage NDOT to complete the Interstate-580/Highway 50 interchange.
- Evaluate infrastructure needs to support planned uses and development intensities. Explore a range of financing and recovery strategies to support necessary infrastructure improvements and promote redevelopment or adaptive reuse.
- Consider establishing a program to encourage redevelopment along North Carson Street.
- Explore property and business owner interest in developing a coordinated branding strategy, area plan, and/or Neighborhood Improvement District for portions of individual corridors. Establish a strategy to complete each segment based on input received.
- Engage the owners of vacant properties to gauge their overall interest in redevelopment or adaptive reuse; potential barriers; and anticipated timing. Develop a short list of possible catalyst sites based on input received and conduct a preliminary feasibility analysis.




# ACTION PLAN MATRIX

The Action Plan Matrix provides a detailed list of the actions needed to implement the Plan, organized by chapter and goal.

Actions include recommendations for regulatory reform, new or ongoing programs, collaborative effforts, and infrastructure improvements, among others. Some of the policies identified in Chapters 3-9 will be carried out as part of day-to-day decision-making on the part of City planning staff, Planning Commission, and the Board of Supervisors. Other policies require multiple actions to be taken to support their implementation. As such, actions included in the matrix do not align one-to-one with the policies identified in earlier chapters of the Plan.

The matrix should be reviewed on an annual basis to help track implementation progress and keep the actions and responsibilities current.

## RESPONSIBILITY

The responsibility column lists the departments, divisions, or entities that will lead or support the implementation of each action.

## PRIORITY

The “Priority” column lists four possible time frames for implementing actions:

- **1 -Immediate Priority**, to be initiated as soon as possible and completed within one to two years after Plan adoption.
- **2 -Near-term Priority**, to be initiated as soon as possible and completed within three to five years after Plan adoption.
- **3-Long-term Priority**, to be initiated as soon as possible and completed within six to ten years after Plan adoption.
- **O - Ongoing**, are actions that occur continually.

| ACTION PLAN MATRIX | | |
|---|---|---|
| Strategy | Responsibility | Priority |
| **CHAPTER 3: WELL-MANAGED GROWTH** | | |
| *Goal 3.1—Promote the Efficient Use of Land, Water, and Infrastructure* | | |
| Action 3.1.1—Update the water model to reflect updated density and land use assumptions reflected on the Land Use Map, and in land use policies in Chapter 10. Ensure that the model accounts for planned uses on sites identified as a priority for infill, redevelopment, or adaptive reuse. | Lead: Planning<br>Support: Public Works | 1 |
| Action 3.1.2—Continue to monitor growth trends and review the City's growth capacity and residential allocations on an annual basis in accordance with the Carson City 1988 Growth Management Ordinance. (See also, Action 3.5.5.) | Lead: Planning<br>Support: Growth Management Commission, All | O |
| Action 3.1.3—Discourage the rezoning of lands for urban development intensities outside of the Urban Services Boundary. | Lead: Planning<br>Support: Public Works | O |
| Action 3.1.4—Review the Urban Services Boundary on an annual basis and update the boundary, as needed, to reflect changes in service capacity. | Lead: Planning<br>Support: Public Works, Growth Management Commission | O |
| Action 3.1.5— Continue to review applications for proposed residential and commercial development in accordance with the Carson City 1988 Growth Management Ordinance. | Lead: Planning<br>Support: Planning Commission, All | O |
| Action 3.1.6—Adopt and enforce residential adjacency standards as part of Title 18 to establish clear expectations about the mechanisms that will be used to promote compatibility and connectivity between residential neighborhoods of varying intensities, and/or between non-residential or mixed-use development that abuts an existing residential neighborhoods. | Lead: Planning<br>Support: Planning Commission, All | 2 |
| Action 3.1.7—Continue to foster inter-departmental collaboration on the development of the many functional plans (e.g. transportation, water, wastewater, fire, sheriff, parks, pathways) that directly support the implementation of this Master Plan (and vice versa). | Lead: Planning<br>Support: Planning Commission, All | O |
| *Goal 3.2—Mitigate the Potential Risk and Effect of Natural or Human-Caused Hazards on Life, Property, and Infrastructure* | | |
| Action 3.2.1—Continue to discourage development in hazardous areas in accordance with applicable local, state, or federal standards. | Lead: Planning<br>Support: All | O |
| Action 3.2.2—Continue collaborative training and other efforts to support the implementation of the Carson City Hazard Mitigation Plan and the Community Source Water Protection Plan for Public Water Systems in Carson City. | Lead: Emergency Management<br>Support: All | O |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| Action 3.2.3—Maintain and continue to enforce Wildland Urban Interface (WUI) codes consistent with state and regional best practices and continue the defensible space vegetation removal program. | Lead: Fire<br>Support: Community Development, Public Works, Parks & Recreation | O |
| Action 3.2.4—Review and update Development Standards as part of Title 18 as necessary to ensure they align with Wildland Urban Interface (WUI) codes (e.g., provide multiple access points, maintain defensive space in forested areas, and construct homes and outbuildings of fire resistant materials). | Lead: Fire<br>Support: Community Development, Public Works, Parks & Recreation | 2 |
| Action 3.2.5—Maintain an interactive map of documented hazards (e.g. floodplain, earthquake faults, and WUI) in Carson City to help existing and prospective residents and property owners make informed decisions about potential risks. | Lead: Planning<br>Support: Fire, Public Works, Parks & Recreation | 1 |
| Action 3.2.6—Consider adopting a disaster response and recovery ordinance (e.g., procedures following disasters) to streamline decision-making about rebuilding and permitting in the aftermath of a significant hazard event. | Lead: Planning<br>Support: Fire, Public Works | 3 |
| Action 3.2.7—Continue to implement planned improvements to public buildings and infrastructure to improve the City's emergency preparedness, communication, response, and overall resilience in the event of hazard event. | Lead: Fire<br>Support: Public Works | 3 |
| *Goal 3.3—Protect Sensitive Natural and Visual Resources* | | |
| Action 3.3.1—Continue to coordinate future development with the Carson River Watershed Floodplain Management Plan and the Carson River Master Plan. | Lead: Planning<br>Support: Parks & Recreation | O |
| Action 3.3.2—Continue to require the identification of environmentally sensitive areas, such as wetlands, soils, hillside areas, floodplains, earthquake faults, critical wildlife habitat, and Wildland Urban Interface areas, prior to the development of detailed site plans. | Lead: Planning<br>Support: Parks & Recreation, Fire, Public Works | O |
| Action 3.3.3—Review and update the Hillside Development standards to strengthen or add requirements for cluster development, grading, erosion control, cut and fill slopes, revegetation, retaining walls, view sheds, fencing, and other considerations that have the potential to negatively impact Carson City's natural and visual resources. | Lead: Planning<br>Support: Public Works, Parks & Recreation | 3 |
| Action 3.3.4—Continue to maintain and enforce lighting controls designed to protect the City's dark skies, limit light pollution, and prevent spillover into adjacent residential neighborhoods. | Lead: Planning<br>Support: Code Enforcement | O |
| Action 3.3.5—Continue to evaluate the location and design of communication facilities and equipment according to applicable regulations. | Lead: Planning<br>Support: Public Works | O |
| Action 3.3.6—Develop and adopt comprehensive standards for wind, solar, and geothermal energy facilities to address considerations such as facility size, access, community compatibility, siting and screening criteria, decommissioning requirements, and others as applicable. | Lead: Planning<br>Support: None | 3 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| Action 3.3.7—Continue to enforce signage controls for the Carson City Freeway Corridor in accordance with applicable regulations. | Lead: Planning<br>Support: None | O |
| *Goal 3.4—Encourage the Use of Innovative, Low-impact Development Practices* | | |
| Action 3.4.1—In accordance with NRS 701.220, maintain and enforce current building and energy efficiency codes that establish minimum standards for the energy efficient construction and renovation of residential and commercial buildings. | Lead: Building<br>Support: Planning | O |
| Action 3.4.2—Continue to implement and periodically update the City's Water Conservation Plan in accordance with NRS 540.121 through 540.151 | Lead: Public Works<br>Support: Planning | O |
| *Goal 3.5—Foster Cooperation on Master Plan Issues* | | |
| Action 3.5.1—Continue to consult with neighboring counties on development applications that abut shared boundaries, applicable long-range plans, regional trail enhancements, and other initiatives as appropriate. | Lead: Planning<br>Support: Public Works, Parks & Recreation | O |
| Action 3.5.2—Continue to work with the Bureau of Land Management (BLM), the Forest Service, and the State on land disposal, transfer, or acquisition opportunities. | Lead: Planning<br>Support: Board of Supervisors, City Manager, Public Works, Parks & Recreation | O |
| Action 3.5.3—Actively participate with BLM, Senate, and Congressional delegations on periodic updates to the federal lands bill. | Lead: Board of Supervisors, City Manager<br>Support: Planning, Public Works, Parks & Recreation | O |
| Action 3.5.4—Continue to participate in long-range planning efforts, at the state and regional planning level, as appropriate. | Lead: Planning<br>Support: Public Works, Parks & Recreation, City Manager, Board of Supervisors | O |
| Action 3.5.5—Continue to collaborate with internal service departments, as well as other governmental organizations and service providers, on the annual Growth Management allocation process, and the review of major development proposals. | Lead: Planning<br>Support: Public Works, Parks & Recreation, Fire, Police, Growth Management Commission | O |
| Action 3.5.6—Support program with NV Energy Underground Management Plan to fund underground power lines in redevelopment areas, transportation projects, and major corridor projects. | Lead: Public Works<br>Support: Community Development | O |
| Action 3.5.7—Collaborate with the Airport Authority to adopt an airport overlay and associated standards as part of the Title 18 update. | Lead: Planning<br>Support: Airport Authority | 2 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| **CHAPTER 4: ACCESS TO OPEN LANDS AND RECREATIONAL OPPORTUNITIES** | | |
| *Goal 4.1—Enhance the City's Parks, Trails, and Open Space Network* | | |
| Action 4.1.1—Conduct a comprehensive update of the 2006 Parks and Recreation Master Plan to include: 1) an assessment of existing parks and recreation facility needs and community preferences; 2) a fiscally-constrained set of priorities for maintenance and improvements, and 3) a list of "as feasible" priorities that may be implemented through grant-funding or collaborative efforts with other agencies, non-profits, or volunteer organizations. | Lead: Parks & Recreation<br>Support: Planning, Public Works | 3 |
| Action 4.1.2—Conduct a comprehensive update of other plans that inform the City's priorities related to open lands and recreation, such as the Unified Pathways Master Plan, the Open Space Plan, the Carson River Master Plan, and the Hazard Mitigation Plan. | Lead: Parks & Recreation<br>Support: Planning | 3 |
| Action 4.1.3—Continue to reinvest in established parks and recreation facilities, leveraging the proceeds of the Residential Construction Tax (RCT) and Quality of Life Initiative in conjunction with grant funding and other supplemental measures as feasible. | Lead: Parks & Recreation<br>Support: Planning, Public Works | O |
| Action 4.1.4—Continue to utilize Landscape Maintenance Districts (LMDs), maintenance associations, and similar instruments as mechanisms to provide a sustainable source of funding for the maintenance of new parks. | Lead: Parks & Recreation<br>Support: Planning, Public Works | O |
| *Goal 4.2— Improve Access to Parks and Recreation at a Neighborhood Level* | | |
| Action 4.2.1—Continue to pursue opportunities to enhance infrastructure and facilities at City-owned recreation facilities. | Lead: Parks & Recreation<br>Support: Planning | O |
| Action 4.2.2—Identify opportunities for the incorporation of park facilities as part of new developments commensurate with development intensity and identified need, consistent with the City's adopted standards. | Lead: Parks & Recreation<br>Support: Planning | O |
| Action 4.2.3—Focus new neighborhood parks and trail improvements in established areas of the community that are currently under-served or in planned/developing neighborhoods (e.g., Lompa Ranch SPA) that will be under-served as the result of future infill/redevelopment. | Lead: Parks & Recreation<br>Support: Planning | O |
| Action 4.2.4—Continue to explore opportunities for cooperative park development in the City, where there is a sustainable funding source for maintenance of new parks. | Lead: Parks & Recreation<br>Support: Planning | O |
| *Goal 4.3—Expand the City's Capacity and Excellence in Community-Wide Recreation Facilities, Programs, and Gathering Spaces* | | |
| Action 4.3.1—Continue to adapt the City's recreational facilities and programs for all ages and abilities to meet the changing needs and preferences of the community, based on public input and available resources. | Lead: Parks & Recreation<br>Support: Planning | O |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| Action 4.3.2—Continue to seek opportunities to enhance regional parks infrastructure, such as sports complexes and indoor facilities, convenient to all major quadrants of Carson City. | Lead: Parks & Recreation<br>Support: Planning | O |
| *Goal 4.4—Promote Access to State and Federal Lands as a Community Amenity* | | |
| Action 4.4.1—Continue to coordinate with the BLM to ensure that its Urban Interface Plan is consistent with the Land Use Map. | Lead: Planning<br>Support: Parks & Recreation | O |
| Action 4.4.2—Continue to coordinate with the BLM and Forest Service on and monitor future land transfer opportunities, particularly within the Urban Services Boundary. | Lead: Planning<br>Support: Parks & Recreation, City Manager | O |
| **CHAPTER 5: ECONOMIC VITALITY** | | |
| *Goal 5.1—Promote a Collaborative Approach to Economic Development* | | |
| Action 5.1.1— Establish an Economic Development Strategy for Carson City that defines economic development roles and responsibilities in coordination with state and regional partners, identifies target industries, and articulates near-term priorities to support the implementation of this Master Plan. Align the Economic Development Strategy with periodic updates to the City's 5-year Strategic Plan to support implementation. | Lead: City Manager, Community Development<br>Support: Planning; Business | 1 |
| Action 5.1.2—Expand and maintain capacity to support economic development initiatives, as identified in this Master Plan and the City's 5-year Strategic Plan, as amended. | Lead: City Manager<br>Support: Community Development | 2 |
| Action 5.1.3—Complete a comprehensive review and update of Title 18 and the Development Standards to ensure they are in alignment with the goals and policies of this Master Plan. | Lead: Planning<br>Support: Public Works, Parks & Recreation | 2 |
| Action 5.1.4—Conduct an analysis of the City's current development and permitting fees and update as needed to ensure the City's fees capture actual costs of doing business. | Lead: Community Development<br>Support: Finance, Public Works, Fire | 1 |
| Action 5.1.5—Leverage, wherever possible, statewide economic development efforts to help attract business investment to Carson City and promote the benefits of the region. | Lead: City Manager<br>Support: Community Development | O |
| Action 5.1.6—Continue to collaborate with surrounding counties on economic development strategies through the City's membership on the Western Nevada Development District board. | Lead: City Manager<br>Support: Planning | O |
| Action 5.1.7—Prioritize investments in infrastructure and public services through the continued development of the City's Asset Management Program, and through alignment with RTC projects, annual growth management activities, and long-term modeling to ensure adequacy of planned improvements. | Lead: Public Works<br>Support: Community Development; RTC | O |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| *Goal 5.2—Maintain and Enhance Carson City's Primary Job Base* | | |
| Action 5.2.1—Monitor long-term opportunities for the retention and expansion of the City's employment base. | Lead: City Manager<br>Support: Community Development, Public Works, Parks & Recreation | 2 |
| Action 5.2.2—Continue to coordinate the City's ongoing planning efforts and Land Use Map with major employers where applicable to ensure compatibility with their facility master plans and expansion efforts. | Lead: Community Development Public Works, Parks & Recreation<br>Support: City Manager | 1 |
| Action 5.2.3—Implement retention initiatives, such as workforce development programs and business advisory services, along with expansion incentives like streamlined permitting and tax abatements, to support established employers. | Lead: City Manager<br>Support: Community Development | 3 |
| Action 5.2.4—Foster public-private partnerships between the City, local educational facilities, and private businesses to cultivate new opportunities for current and future employers in the community; promote activities that have the potential to update the skill and wage levels of the City's resident labor force; and address workforce challenges. | Lead: City Manager<br>Support: Community Development | 3 |
| Action 5.2.5—Use available State resources and implement City-based regulatory, financial, and/or process-oriented incentives to foster diverse economic growth and create a supportive environment for existing businesses and entrepreneurial opportunities. | Lead: Community Development<br>Support: City Manager | 3 |
| Action 5.2.6— Ensure a diversity of ready-to-build sites with essential infrastructure and services, enhance redevelopment areas, consider the formation of improvement districts where appropriate, and maximize available economic development tools to meet the demands of growing and targeted industries. | Lead: Community Development<br>Support: Public Works | 3 |
| Action 5.2.7—Support ongoing investments in Airport facilities and services to attract additional investment to the airport area. | Lead: Airport Authority<br>Support: City Manager | 1 |
| Action 5.2.8—Encourage the development of airport-related commercial uses that will increase the City's visibility and marketability as a destination for tourists and recreational aviators. | Lead: Airport Authority<br>Support: Planning | O |
| *Goal 5.3—Recognize and Adapt to the Impact of Technology on Work and Workforce Patterns* | | |
| Action 5.3.1—Evaluate current allowances for home-based occupations in Title 18 and consider expanding, provided impacts on neighborhoods can be mitigated through use-specific standards. | Lead: Planning<br>Support: Planning Commission | 3 |
| Action 5.3.2—Pursue options to bring enhanced broadband service to better support the local community and to increase economic growth. | Lead: Information Technology<br>Support: City Manager | 2 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| *Goal 5.4—Promote Revitalization and Reinvestment in Underutilized Areas* | | |
| Action 5.4.1—Use available Redevelopment and grant funds to develop a five-year plan for Redevelopment expenditures and establish programs to retain existing businesses and stimulate new investments. | Lead: Community Development<br>Support: Public Works, City Manager | 1 |
| Action 5.4.2—Study potential redevelopment areas to support the redevelopment objectives of this Master Plan. | Lead: Community Development<br>Support: Public Works | 1 |
| Action 5.4.3—Construct infrastructure, parking lot, and sidewalk improvements to improve aging infrastructure and access to Redevelopment areas using available Redevelopment and grant funds. | Lead: Community Development<br>Support: Public Works | O |
| Action 5.4.4—If available, establish baseline data to understand the diversity of retail sales activity in Carson City and the types of retail leakage that are occurring. Update sales data on an annual basis and make it available to the public. | Lead: Community Development<br>Support: City Manager | 3 |
| Action 5.4.5—Develop a strategy for attracting new and retaining existing businesses in Carson City. | Lead: City Manager<br>Support: Chamber of Commerce | 3 |
| Action 5.4.6-- Undergo a study of the potential benefits of creating new redevelopment areas to support the redevelopment objectives of this Master Plan. (See also, Policy 6.2d.) | Lead: Community Development<br>Support: City Manager | 3 |
| *Goal 5.5—Promote the City's Assets as Economic Development Tools* | | |
| Action 5.5.1—Continue to provide promotional materials to the Carson City Culture and Tourism Authority (Visit Carson City) that highlight the City's varied assets, and share with target markets or specific companies considering relocating to Carson City. | Lead: Parks & Recreation<br>Lead: Visit Carson City-CTA | O |
| Action 5.5.2—Analyze number and types of events for impacts on City infrastructure and reinvest in aging infrastructure to attract special events and tourism to Carson City. | Lead: Parks & Recreation, Public Works<br>Support: Visit Carson City-CTA | 3 |
| Action 5.5.3—Explore the feasibility of creating a convention center and associated support services. | Lead: City Manager<br>Support: All | 2 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| **CHAPTER 6: VIBRANT DOWNTOWN AND GATEWAY CORRIDORS** | | |
| *Goal 6.1—Enhance the Safety, Functionality, and Appearance of Gateway Corridors* | | |
| Action 6.1.1—Continue to implement Complete Streets improvements for City-owned portions of North Carson Street and East William Street with the goal of improving the entire length of each corridor and establishing a seamless connection to Downtown Carson City. | Lead: Public Works<br>Support: Community Development, All | 1 |
| Action 6.1.2— In coordination with CAMPO and NDOT, develop an area plan for the Highway 50 Corridor (East) to establish a coordinated vision and corridor-specific policies for land use, access management, multi-modal transportation, landscaping, signage, lighting, safety, and other considerations, as appropriate. Adopt supporting regulations as appropriate to implement the plan. (See also, Action 6.1.6.) | Lead: Community Development<br>Support: CAMPO, Public Works | 2 |
| Action 6.1.3— Review and update the Eastern Portal Virginia & Truckee Railway Gateway Specific Plan in collaboration with area property owners and other stakeholders to ensure policies articulate and support the implementation of a long-term vision for this important community gateway. This action may be implemented independently, or in conjunction with a broader corridor planning initiative. | Lead: Planning<br>Support: | 3 |
| Action 6.1.4—Review and update access and connectivity requirements in Title 18 to support Complete Streets objectives and enhance multi-modal connectivity between gateway corridors and adjacent uses as infill and redevelopment. | Lead: Public Works<br>Support: Community Development, Parks & Recreation | 3 |
| Action 6.1.5—Collaborate with property owners and the development community on opportunities to consolidate driveway access points or implement other strategies that would improve the safety and functionality of gateway corridors as development proposals are brought forward. | Lead: Public Works<br>Support: Community Development | 3 |
| Action 6.1.6—Develop and adopt streetscape and signage standards as part of Title 18 for private properties with frontages that abut gateway corridors. Incorporate requirements for native or drought-tolerant landscaping, pedestrian- and bicycle-connectivity, lighting, and site planning strategies that will promote the implementation of a cohesive and attractive appearance along gateway corridors over time. | Lead: Planning<br>Support: Public Works, Parks & Recreation | 3 |
| Action 6.1.7—Consider the need for additional Neighborhood Improvement Districts and/or Landscape Improvement Districts to help fund ongoing maintenance of streetscape, wayfinding signage, landscaping, or other public improvements that benefit businesses and property owners in a defined area. | Lead: Planning<br>Support: City Manager | 2 |
| Action 6.1.8—Encourage NDOT to complete the Interstate-580/Highway 50 interchange. | Lead: City Manager<br>Support: NDOT | O |

| ACTION PLAN MATRIX | | |
|---|---|---|
| Strategy | Responsibility | Priority |
| *Goal 6.2—Facilitate the Revitalization of Vacant and Underutilized Properties Along Gateway Corridors* | | |
| Action 6.2.1—Explore the concept of a redevelopment role to promote re-development and revitalization goals, foster relationships with business and property owners, pursue grants, manage public/private partnerships (as applicable), and generally serve as a resource for City departments on economic development initiatives. | Lead: Community Development<br>Support: All | 3 |
| Action 6.2.2—Increase community awareness to enforce City ordinances when properties are not maintained to prevent erosion of property values and quality of life. | Lead: Code Enforcement<br>Support: Community Development, All | O |
| Action 6.2.3—Review and update commercial, office, and mixed-use zone districts in Title 18 as necessary to align with Master Plan goals, policies and land use categories, and allow desired uses by right. This process should consider:<br>• Allowed uses and the overall mix of uses desired in Corridor Mixed-Use and Downtown Mixed-Use areas;<br>• Dimensional standards that allow for compact, urban development (e.g., height, lot coverage, and setbacks);<br>• Use-specific and adjacency standards to address the siting of more intensive uses in a corridor or Downtown setting, and to address potential impacts on established neighborhoods; and<br>• Regulatory incentives, such as density or height bonuses, or parking reductions, for the incorporation of higher-density housing or other community benefits. | Lead: Planning<br>Support: Public Works, Parks & Recreation | 2 |
| Action 6.2.4—Evaluate infrastructure needs to support planned uses and development intensities. Explore a range of financing and recovery strategies to support necessary improvements and promote redevelopment or adaptive reuse. | Lead: Public Works<br>Support: Community Development, RTC | 1 |
| Action 6.2.5—Invest in infrastructure and public services along gateway corridors and in Downtown to support the redevelopment or adaptive reuse of vacant or underutilized properties. | Lead: Public Works<br>Support: Planning | 3 |
| Action 6.2.6—Consider establishing a program to encourage redevelopment along North Carson Street and Highway 50. | Lead: Planning<br>Support: Public Works, Parks & Recreation | 3 |
| Action 6.2.7—Explore property and business owner interest in developing a coordinated branding strategy, area plan, and/or Neighborhood Improvement District for portions of individual corridors. Establish a strategy to complete each segment based on input received. | Lead: Community Development<br>Support: Planning | 3 |
| Action 6.2.8—Engage the owners of vacant properties to gauge their overall interest in redevelopment or adaptive reuse; potential barriers; and anticipated timing. Develop a short list of possible catalyst sites based on input received and conduct a preliminary feasibility analysis. | Lead: Community Development<br>Support: City Manager, Chamber of Commerce | 3 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| *Goal 6.3—Promote the Ongoing Revitalization of Downtown* | | |
| Action 6.3.1—Engage Downtown property owners to gauge their overall interest in redevelopment or adaptive reuse, potential barriers, and anticipated timing. | Lead: Community Development<br>Support: City Manager | 3 |
| Action 6.3.2—Explore property and business owner interest in developing a coordinated branding strategy, area plan, and/or Neighborhood Improvement District for the Urban Mixed-Use or Neighborhood Transition character areas in Downtown. | Lead: Community Development<br>Support: Visit Carson City-CTA | 3 |
| **CHAPTER 7: LIVABLE NEIGHBORHOODS** | | |
| *Goal 7.1—Expand Housing Options to Meet the Needs of Existing and Future Residents and Workers of All Ages, Abilities, and Income Levels* | | |
| Action 7.1.1—Review and update residential and mixed-use zone districts in Title 18 as necessary to align with Master Plan goals, policies, and land use categories and to ensure the full spectrum of housing types are allowed by right in the locations called for by the Plan. This process should consider:<br>• Potential updates to housing definitions for consistency with NRS;<br>• Evaluation of dimensional standards and densities; and<br>• Evaluation of allowed uses and accessory uses to support the desired characteristics of individual land use categories, and to ensure compliance with the Fair Housing Act. | Lead: Planning<br>Support: Building | 2 |
| Action 7.1.2—Adopt regulatory incentives to encourage the construction of homes that meet universal design principles to facilitate aging-in-place, accommodating older residents and others with mobility limitations or disabilities, as a percentage of the total number of units in larger residential projects. | Lead: Planning<br>Support: Building | 1 |
| Action 7.1.3— Promote variety and visual interest in the design of new residential development through the incorporation of clearly defined entrances and pedestrian connections, landscaping, and other features as consistent with the City's Development Standards. | Lead: Planning<br>Support: Building | O |
| *Goal 7.2—Support the Retention and Expansion of Affordable and Housing Options within the Community* | | |
| Action 7.2.1—Prioritize applying for available grant funding, in collaboration with local housing partners, to retain and rehabilitate existing, income-restricted affordable housing. | Lead: Community Development<br>Support: Building | 3 |
| Action 7.2.2—Evaluate ways to partner with affordable housing developers to increase affordable housing units. | Lead: Community Development<br>Support: City Manager | 3 |
| Action 7.2.3—Establish and maintain an inventory of public lands, including state or federal disposal sites and City-owned properties within the Urban Services Boundary that may be suitable for affordable housing development. Make this inventory available to potential partners. | Lead: Community Development<br>Support: Public Works | 3 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| Action 7.2.4—Continue to collaborate with local agencies and organizations to provide programs and resources aimed at preventing homelessness and providing supportive and assisted housing options for vulnerable populations, including the elderly, individuals with drug or alcohol addiction, and those transitioning away from homelessness. | Lead: Health and Human Services<br>Support: City Manager | O |
| Action 7.2.5—Provide transitional housing and ancillary services for Specialty Court Programs and Human Services, including opportunities to obtain units through City-partnered affordable housing projects. | Lead: Courts, Health and Human Services<br>Support: City Manger | O |
| Action 7.2.6—Develop an approach to incentivize the conversion of non-conforming short-term occupancy units to permanent housing in accordance with adopted building and fire codes. Prioritize the conversion of properties with a history of code enforcement violations or complaints. | Lead: Code Enforcement<br>Support: Building, Fire, Carson City Health and Human Services | O |
| Action 7.2.7—Maintain an inventory of local, state, and federal housing programs, grants, and agencies available to assist with housing needs on the City's website. | Lead: Community Development | O |
| Action 7.2.8—Identify and remove potential regulatory barriers (e.g., lack of flexibility in lot sizes and development standards) to the construction of affordable and workforce housing as part of Title 18 updates. | Lead: Community Development | 2 |
| *Goal 7.3—Maintain the Quality, Character, and Livability of Established Neighborhoods* | | |
| Action 7.3.1—As part of Title 18 updates, review and adopt residential adjacency standards applicable to infill projects that abut existing residential neighborhoods, in accordance with land use policies for residential neighborhoods in Chapter 10. | Lead: Planning<br>Support: Public Works, Parks and Recreation | 2 |
| Action 7.3.2—Develop strategies with partner agencies to promote low-cost loans and design assistance programs to increase home ownership opportunities and promote regular home maintenance and renovation. | Lead: Community Development<br>Support: Building | 1 |
| *Goal 7.4—Promote Reinvestment in Declining Neighborhoods* | | |
| Action 7.4.1—Make information regarding housing rehabilitation, weatherization, and other programs and resources that are available to fixed-income or elderly households in Carson City available on the City's website. | Lead: Community Development<br>Support: Nevada Rural Housing Authority | O |
| Action 7.4.2—Review and update current nonconformities language as part of broader updates to Title 18 to allow greater flexibility in modifying legally non-conforming properties. | Lead: Planning<br>Support: Public Works | 2 |
| Action 7.4.3—Increase community awareness to enforce City ordinances when properties are not maintained to prevent erosion of property values and quality of life. | Lead: Code Enforcement<br>Support: Community Development, All | 1 |
| Action 7.4.4—Consider legal and regulatory measures to return vacant and dilapidated properties to productive use, including but not limited to the use of auctions of tax-defaulted properties and demolition of neglected properties. | Lead: Code Enforcement<br>Support: Community Development, All | 2 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| **CHAPTER 8: UNIQUE HISTORY AND CULTURE** | | |
| *Goal 8.1—Protect and Preserve Carson City's Historic and Cultural Resources* | | |
| Action 8.1.1— Increase awareness of state and federal grants, tax incentives, and other financial incentives available to support the rehabilitation and reuse of historic buildings. | Lead: Planning<br>Support: HRC | 2 |
| Action 8.1.2—Continue to review rehabilitation and renovation proposals for compliance with adopted Historic District standards. | Lead: Planning<br>Support: HRC | O |
| Action 8.1.3—Continue to maintain an inventory and interactive map of historic and cultural resources on the City's website. | Lead: Planning<br>Support: HRC | O |
| Action 8.1.4—Expand and refine the City's historic and cultural resources inventory to incorporate updated information about previously documented resources, distinguish between resources that are listed vs. potentially eligible to be listed, and develop a mechanism to identify and rank historic-age properties from the more recent past.) | Lead: Planning<br>Support: State Historic Preservation Office (SHPO) | 3 |
| Action 8.1.5—Review and update the City's Historic District standards (Division 5 of Title 18) as needed to reflect national best practices related to the integration of sustainability and resilience considerations into the rehabilitation process. | Lead: Planning<br>Support: Building, Historic Resources Commission | 3 |
| *Goal 8.2—Promote Heritage Tourism* | | |
| Action 8.2.1—Continue to work with the Culture and Tourism Authority, Visit Carson City, and others to expand heritage tourism opportunities, such as the Kit Carson Trail, Downtown historic tours, interpretive signage, etc. | Lead: Community Development<br>Support: HRC, Visit Carson City-CTA | 3 |
| Action 8.2.2—Integrate historic preservation considerations into other City plans and initiatives as applicable. | Lead: Planning<br>Support: All | O |
| Action 8.2.3—Collaborate with Visit Carson City and others to track the economic benefits of heritage tourism in Carson City and the broader region. Disseminate the results to the Chamber of Commerce, Downtown Business Association, and other organizations to help promote heritage tourism. | Lead: Community Development<br>Support: HRC, Visit Carson City-CTA | 2 |
| Action 8.2.4—Support the implementation of actions identified to support Goal 5.7—Promote the City's Assets as Economic Development Tool. | Lead: Community Development<br>Support: All | 3 |
| *Goal 8.3—Support the Expansion of Arts and Cultural Programs and Events* | | |
| Action 8.3.1—Continue to support the implementation of the Arts and Cultural Master Plan and implement performance measures. | Lead: City Manager, Parks and Recreation<br>Support: Visit Carson City-CTA | O |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| Action 8.3.2—Integrate public art into gateway corridor improvements, parks, and other capital projects. | Lead: City Manager<br>Support: Visit Carson City-CTA, Public Works, Parks and Recreation | O |
| **CHAPTER 9: A CONNECTED CITY** | | |
| *Goal 9.1—Provide a Safe and Efficient Multi-Modal Transportation System for All Users* | | |
| Action 9.1.1— Continue to coordinate with the Carson Area Metropolitan Planning Organization, Nevada Department of Transportation, Regional Transportation Commission, adjacent counties, and other partners on transportation issues. | Lead: Transportation<br>Support: Planning | O |
| Action 9.1.2—Coordinate ongoing road improvement projects with recommendations contained in the City's Unified Pathways Master Plan as appropriate to promote the most efficient use of rights-of-way and resources. | Lead: Transportation<br>Support: Public Works, Parks & Recreation | O |
| Action 9.1.3—Identify, prioritize, and fund projects that include upgrades to bicycle and pedestrian safety infrastructure. | Lead: Transportation<br>Support: Public Works, Planning | O |
| *Goal 9.2—Coordinate Land Use and Transportation Decisions to Support the Use of Alternatives Modes of Transportation* | | |
| Action 9.2.1—Conduct periodic updates to the City's transportation model based on future development projections to ensure the feasibility of development patterns portrayed on the Land Use Map. | Lead: Transportation<br>Support: Planning | O |
| Action 9.2.2—Coordinate the review of development proposals with local transit providers and the Regional Transportation Commission as appropriate to respond to existing and planned transit service. | Lead: Planning<br>Support: Transportation | O |
| Action 9.2.3—Seek opportunities to enhance the City's arterial and collector street network in conjunction with future development (as consistent with the Regional Transportation Plan) to improve connectivity and support broader transit service. | Lead: Transportation<br>Support: Planning | O |
| Action 9.2.4—Update access standards in Title 18 to clarify requirements for development occurring along major gateway corridors to preserve their functional integrity, capacity, and safety. | Lead: Transportation<br>Support: Planning | 2 |
| *Goal 9.3—Establish a City-Wide System of Sidewalks, Multi-Use Pathways, and Bike Lanes by Identifying and Closing Gaps in Connectivity* | | |
| Action 9.3.1—Provide multi-use paths as identified on the Unified Pathways Master Plan map. | Lead: Transportation, Parks & Recreation<br>Support: Planning | O |
| Action 9.3.2—Implement the Unified Pathways Master Plan and the ADA Transition Plan to promote the shared use of pathway corridors and increased access for persons of all abilities. | Lead: Transportation, Parks & Recreation<br>Support: Planning | 1 |

## ACTION PLAN MATRIX

| Strategy | Responsibility | Priority |
|---|---|---|
| Action 9.3.3—Continue to require the construction of on-site sidewalks and connections to adjacent pedestrian systems as part of development projects and coordinate the dedication of right-of-way for planned pathway connections at the time of development. | Lead: Engineering<br>Support: Planning | O |