



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

Planning Commission Action Order

Master Plan Amendment Case Number WMPA22-0001 and Regulator Zone Amendment Case Number WRZA22-0001 (Donovan)

Decision: **Denial**
 Decision Date: May 3, 2022
 Mailing/Filing Date: May 5, 2022
 Property Owner: Donovan Land, LLC
 Staff Planner: Courtney Weiche, Senior Planner
 Phone Number: 775.328.3608
 Email: cweiche@washoecounty.gov

Master Plan Amendment Case Number WMPA22-0001 and Regulator Zone Amendment Case Number WRZA22-0001 (Donovan) – For hearing, discussion, and possible action:

- (1) To adopt a resolution initiating and adopting an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix E - Maps to redesignate the master plan designation from Rural to Suburban Residential on four parcels totaling 144.83 acres (APNs 534-591-01, -02, -03, & -05); and
- (2) Subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, to adopt a resolution recommending amendment of the Spanish Springs Regulatory Zone Map to change the regulatory zone from General Rural (GR) to Low Density Suburban (LDS) on four parcels (APN's 534-591-01, -02, -03, & -05); and if approved, authorize the chair to sign resolutions to this effect.

Applicant: Christy Corporation, LTD
 Property Owner: Donovan Land LLC
 Location: 11600 Pyramid Way Sparks, NV 89441
 APNs and Sizes: 534-591-01 (49.49 ac), 534-591-02 (45.34 ac), 534-591-03 (5 ac), 534-591-05 (45 ac)
 Existing Master Plan Category: Rural
 Proposed Master Plan Category: Suburban Residential
 Existing Regulatory Zone: General Rural
 Proposed Regulatory Zone: Low Density Suburban
 Area Plan: Spanish Springs
 Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
 Commission District: 4 – Commissioner Hartung

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case numbers. Regarding the request for a master plan amendment, Chair Donshick



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moved to deny WMPA22-0003, which was seconded by Commissioner Chesney. The motion passed with a vote of four in favor of the motion, one opposed, one Commissioner absent and one Commissioner who recused themselves due a conflict of interest and did not participate in the hearing of this item.

Regarding the request for a regulatory zone amendment, Commissioner Chesney moved to deny WRZA22-0001, which was seconded by Chair Donshick. The motion passed with a vote of three in favor of the motion, two opposed to the motion, one Commissioner absent and one Commissioner who recused themselves, as stated above.

Votes by the Planning Commissioners were as follows:

1. Commissioner Chesney: Voted in favor of denial for both MPA and RZA; unable to make MPA findings 2, 3, 4, and 5; unable to make RZA findings 4, 5, and 6.
2. Commissioner Chvilicek: Voted in favor of denial for MPA; unable to make MPA findings 3, 4, and 5; voted in opposition to motion to deny RZA.
3. Commissioner Donshick: Voted in favor of denial for both MPA and RZA; unable to make MPA findings 2, 4, and 5; unable to make RZA findings 2, 4, 5, and 6.
4. Commissioner Nelson: Voted in opposition to denial for MPA; was able to make MPA findings 1, 2, and 5; voted in opposition to motion to deny RZA.
5. Commissioner Peyton: Absent.
6. Commissioner Phillips: Voted in favor of denial for both MPA and RZA; unable to make MPA findings 2, 3, 4, and 5; unable to make RZA findings 2, 3, 4 and 5.

The Master Plan Amendment findings for Washoe County Code Section 110.820.15(d) are:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The Regulator Zone Amendment findings for Washoe County Code Section 110.821.15 are:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.



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2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, contact Planning staff at Planning@washoecounty.gov or by phone at 775-328-6100. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division

Trevor Lloyd

Trevor Lloyd
Secretary to the Planning Commission

TL/CW/LK

Applicant: Christy Corporation, LTD., Attn: Mike Railey, mike@christynv.com

Property Owner: Tom Donovan, rtd-tom@att.net

Representatives: Christy Corporation, LTD., Attn: Scott Christy, scott@christynv.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Rob Wimer, Engineering and Capital Projects; Dale Way, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection; Regional Transportation Commission; Truckee Meadows Regional Planning Agency



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