



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE:** August 16, 2022

**DATE:** Thursday, August 11, 2022

**TO:** Board of County Commissioners

**FROM:** Roger Pelham, MPA, Senior Planner  
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**THROUGH:** Kelly Mullin, AICP, Division Director  
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**SUBJECT:** Public Hearing: Master Plan Amendment Case Number WMPA22-0002 and Regulatory Zone Amendment Case Number WRZA22-0002 (Palomino Farms).

### Recommendation to:

- (1) Adopt an amendment to the Washoe County Master Plan, Warm Springs Area Plan and the Warm Springs Specific Plan to reconfigure and adjust the master plan category on several parcels of land from  $\pm 890.35$  acres of Suburban Residential,  $\pm 235.41$  acres of Rural and  $\pm 18.82$  acres of Commercial to  $\pm 889.08$  acres of Suburban Residential,  $\pm 240.61$  acres of Rural and  $\pm 18.78$  acres of Commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road; and;
- (2) Subject to final approval of the associated Master Plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, to adopt an amendment to the Warm Springs Regulatory Zone Map to reconfigure and adjust the regulatory zone on several parcels of land from  $\pm 867.83$  acres of Low Density Suburban (LDS – 1 dwelling per acre),  $\pm 235.41$  acres of General Rural (GR – 1 dwelling per 40 acres),  $\pm 18.82$  acres of General Commercial,  $\pm 12.29$  acres of Public/Semi-Public Facilities, and  $\pm 10.24$  acres of Parks and Recreation to  $\pm 866.28$  acres of Low Density Suburban,  $\pm 240.61$  acres of General Rural,  $\pm 18.86$  acres of General Commercial,  $\pm 12.63$  acres of Public/Semi-Public Facilities and  $\pm 10.09$  acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation

**AGENDA ITEM #** \_\_\_\_\_

Regulatory zones adjacent to Whiskey Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway.

Palomino Farms is the applicant and the property owner. The subject parcels (APNs: 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, and 077-340-45) total ±1144 acres in size and are located on both the north and south sides of Whiskey Springs Road, beginning at Pyramid Highway on the west, and continuing approximately two miles to the east. They are situated within the Warm Springs Area Plan and Warm Springs Specific Plan boundaries.

If approved, authorize the Chair to sign the resolutions to that effect. (Commission District 5.)

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### **SUMMARY**

The applicant seeks to modify the location of the master plan categories and regulatory zones on several parcels, in order to concentrate all of the commercial land use and zoning at one location near the intersection of Pyramid Highway and Whiskey Springs Road. This reconfiguration results in master plan categories of Suburban Residential (SR, ±889.08 acres), Rural (R, ±240.61 acres) and Commercial (C, ±18.78 acres), and regulatory zones of Low Density Suburban (LDS, 1 dwelling per acre, ±866.28 acres), General Rural (GR, 1 dwelling per 40 acres, ±240.61 acres), General Commercial (GC, ±18.86 acres), Public and Semi Public Facilities (PSP, ±12.63 acres) and Parks and Recreation (PR, ±10.09 acres). The overall result is a slight reduction in the potential number of dwellings, by approximately seven dwellings. Otherwise, the area of the master plan categories and regulatory zones remain essentially unchanged but relocated to other areas within the subject site. That subject site consists of several contiguous parcels of land.

Department Strategic Objective supported by this item: Economic Impacts - Support a Thriving Community

### **PREVIOUS ACTION**

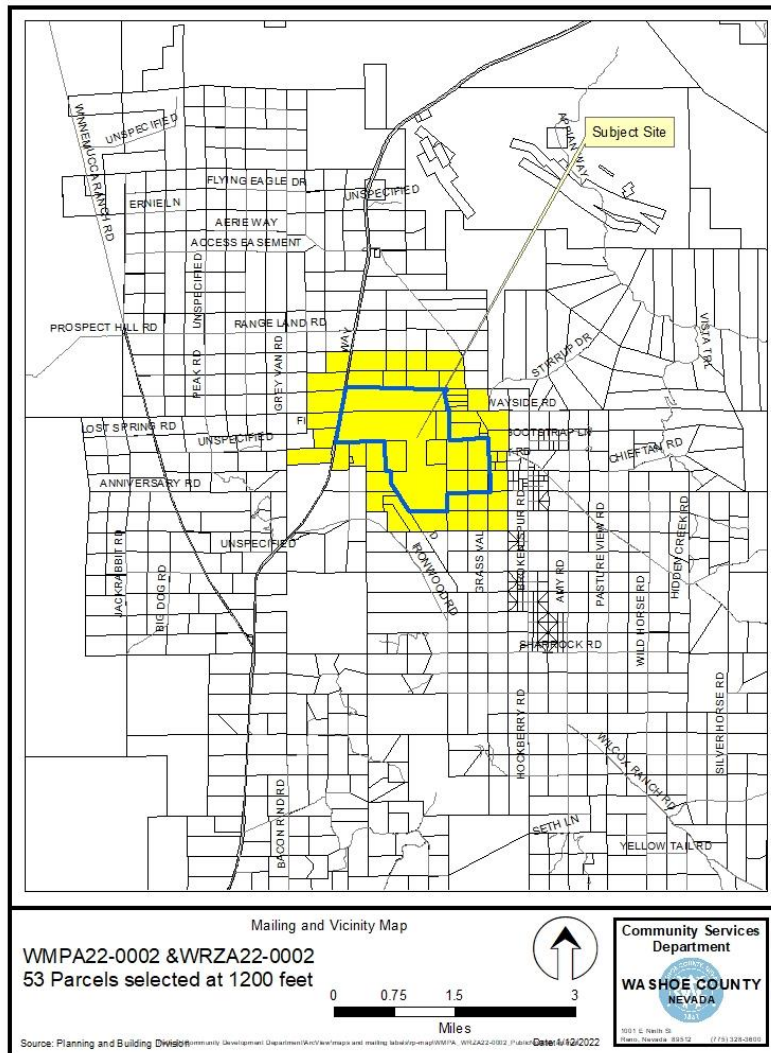
On June 7, 2022, the Washoe County Planning Commission held a public hearing to review the proposed requests. On a motion made by Commissioner Chesney and seconded by Commissioner Peyton, the Planning Commission adopted the proposed Master Plan Amendment and recommended approval of the Regulatory Zone Amendment. The Planning Commission further recommended that the County Commission adopt both amendments. Both votes carried unanimously with all seven commissioners present (Chesney, Peyton, Nelson, Donshick, Flick, Phillips and Chvilicek).

On April 26, 2022, the required neighborhood meeting was held at Ironwood Event Center, 5600 Whiskey Springs Road from 5:30 to 6:00 p.m. No members of the public

attended the meeting. Planning staff and the applicant's representatives were present beginning at 5:30 p.m. When no one arrived to discuss the proposed amendments, the meeting ended at 6:00 p.m.

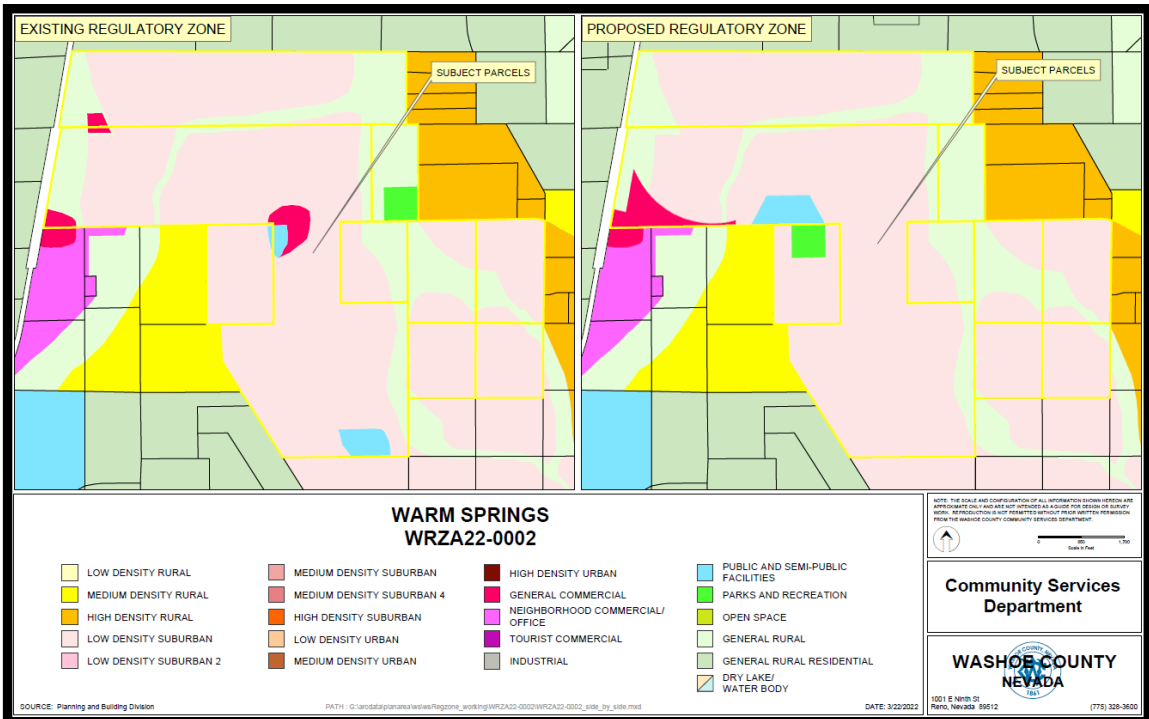
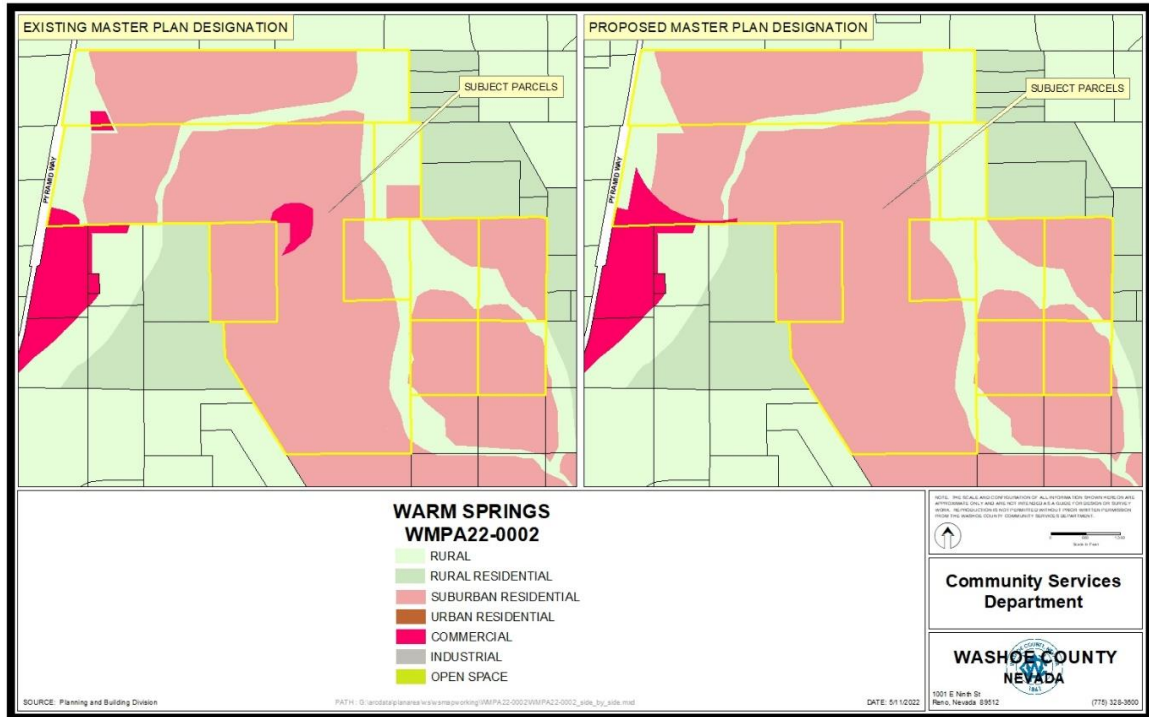
**PUBLIC NOTICE**

Public notice for the BCC hearing has been provided in conformance with WCC 110.820.23 and 110.821.20, including notice to the property owners shown on the map below and publication in the Reno Gazette Journal.



**BACKGROUND**

The proposed reconfiguration of commercial, suburban and rural land uses provides for the potential to keep large areas of agricultural use and reduces the number of allowable dwellings by approximately seven. This furthers the desired pattern of growth within the specific plan by consolidating all commercial land into one area, as may be later developed as a “village center” or a commercial “node” as contemplated in the Warm Springs Specific Plan, and as is further defined in the evaluation of compliance with Master Plan policies. Please see the staff report to the Planning Commission (Attachment C) for a detailed discussion of relevant area plan policies.



The findings made by the Planning Commission for the Master Plan Amendment include:

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 (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;

3. Response to Changed 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; and
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 findings made by the Planning Commission for the Regulatory Zone Amendment include:

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 (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.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0002; and,

subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the Warm Springs Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA22-0002.

### **POSSIBLE MOTION**

Should the Board agree with the Planning Commission's recommendation, a possible motion would be:

“Move to:

Adopt Master Plan Amendment Case Number WMPA22-0002, an amendment to the Washoe County Master Plan, Warm Springs Area Plan and the Warm Springs Specific Plan to reconfigure and adjust the master plan category on several parcels of land from ±890.35 acres of Suburban Residential, ±235.41 acres of Rural and ±18.82 acres of Commercial to ±889.08 acres of Suburban Residential, ±240.61 acres of Rural and ±18.78 acres of Commercial, which will concentrate all areas of commercial master plan designations near the intersection of Pyramid Highway and Whiskey Springs Road; and affirm the following five findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(d). I further authorize the Chair to sign the resolution contained as Attachment A to this staff report to that effect;

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 (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Changed 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; and
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.

And,

Subject to final approval of the associated Master Plan change, after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission, to adopt Regulatory Zone Amendment Case Number WRZA22-0002, an amendment to the Warm Springs Regulatory Zone Map to reconfigure and adjust the regulatory zone on several parcels of land from ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General

Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation to ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation Regulatory zones adjacent to Whiskey Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway, and affirm the following findings of the Planning Commission. I further authorize the Chair to sign the resolution contained as Attachment B to this staff report to that effect. In making this motion I am able to make the following findings for the regulatory zone amendments as required by Washoe County Code Section 110.812.15(d):

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 (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.”

Attachments:

- A. Master Plan Amendment Resolution
- B. Regulatory Zone Amendment Resolution
- C. Planning Commission Staff Report and Original Attachments, Dated June 7, 2022
- D. Planning Commission Resolutions (signed)
- E. Planning Commission Minutes for June 7, 2022 Meeting

cc: Palomino Farms, attn: Michael Benjamin, 200 Mile Circle Drive, Reno, NV 89511  
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