



# Planning Commission Staff Report

Meeting Date: May 3, 2022

Agenda Item: 8D

MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT CASE NUMBER:

WMPA22-0001 AND WRZA22-0001

BRIEF SUMMARY OF REQUEST:

To consider approval of a Master Plan & Regulatory Zone Amendment

STAFF PLANNER:

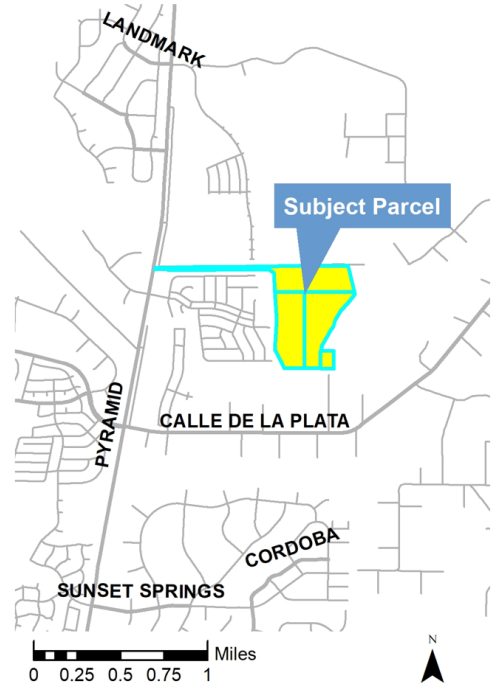
Courtney Weiche, Senior Planner  
Phone Number: 775.328.3608  
Email: [cweiche@washoecounty.gov](mailto:cweiche@washoecounty.gov)

## CASE DESCRIPTION

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



**Vicinity Map**

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**STAFF RECOMMENDATION – Master Plan Amendment**

**APPROVE**

**APPROVE WITH CONDITIONS**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0001, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d) and having made the required Spanish Springs Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motion with Findings on Page 14)*

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**STAFF RECOMMENDATION – Regulatory Zoning Amendment**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0001, having made all findings required by Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed regulatory zone amendment in WRZA22-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners; and if approved, authorize the chair to sign a resolution to this effect on behalf of the Planning Commission.

*(Motion with Findings on Page 15)*

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**Attachment Contents**

Master Plan Amendment Resolution ..... Exhibit A  
Zoning Amendment Resolution ..... Exhibit B  
List of Affected Parcels ..... Exhibit C  
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Public Comments..... Exhibit E  
Neighborhood Meeting Summary ..... Exhibit F  
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### **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements, and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

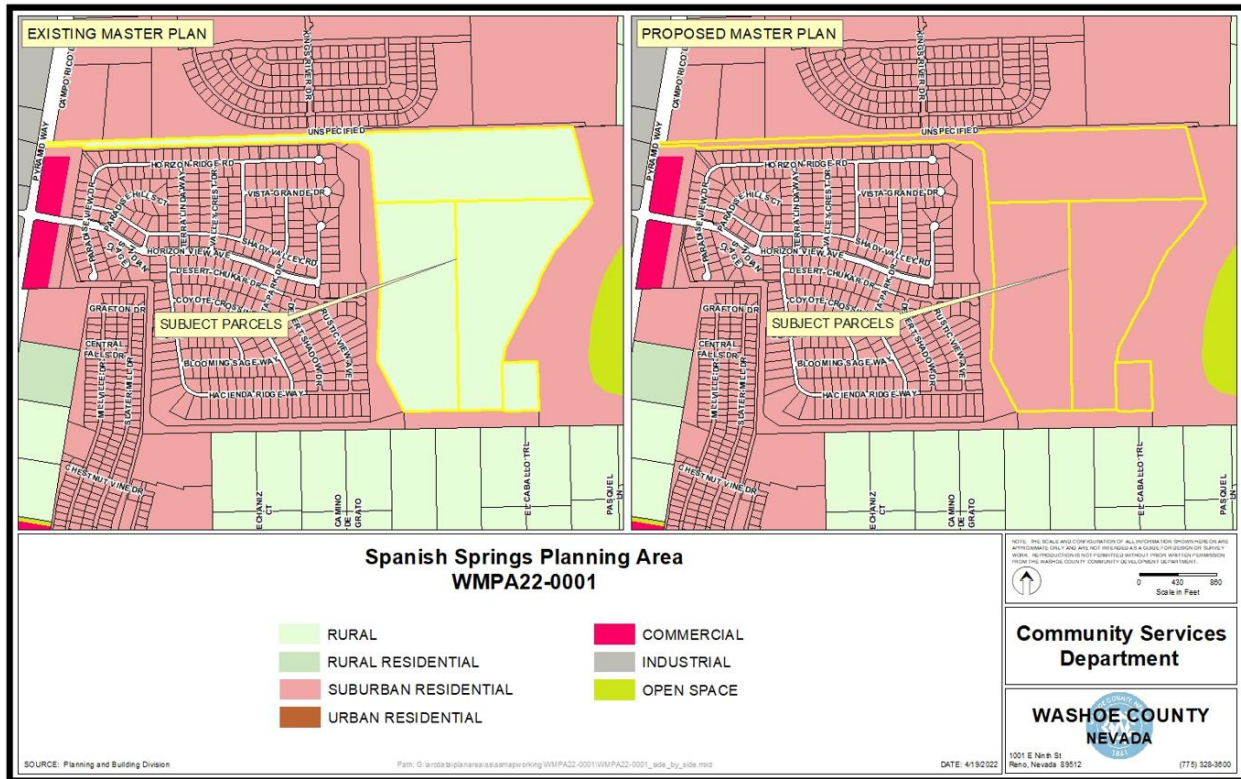
Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings

set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission’s total membership.

**Existing and Proposed Master Plan Designations**

The applicant is asking to amend the Spanish Springs Area Plan in order to replace the existing Rural (R) master plan designation with Suburban Residential (SR) on four adjacent parcels of land, totaling approximately 144.83 acres (herein referred to as “project area”). See Figure 1, Existing and Proposed Master Plan Designations.



**Figure 1  
Existing and Proposed Master Plan Designations**

**Explanation and Processing of a Regulatory Zone Amendment**

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request.

The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with

the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

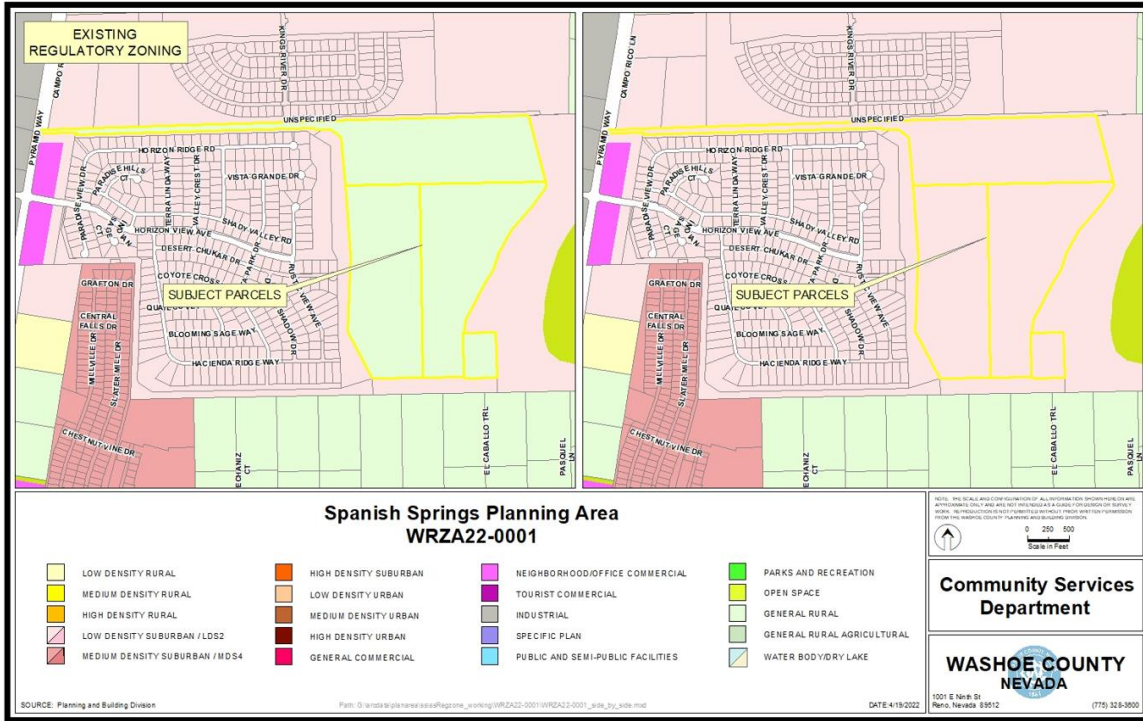
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

### **Existing and Proposed Regulatory Zoning Designations**

The second part of the applicant's request is to change the regulatory zone on all four subject parcels from General Rural (GR) to Low Density Suburban (LDS). See Figure 2 - Existing and Proposed Zoning Designations.



**Figure 2**  
**Existing and Proposed Zoning Designations**

**Background**

Currently, the project site includes an aggregate mining operation (Donovan Pit), commercial landscape materials yard, and a composting operation. The site includes an office, scale house, storage buildings, etc. The 5-acre parcel (APN 534-591-03) located at the southeast corner of the project area is developed with a single-family dwelling. The Shadow Ridge subdivision is located immediately west of the subject property. The Donovan Pit has been owned and operated by the Donovan family for nearly 70 years and they wish to discontinue the aggregate mining operation in the near future. As a means of restoring the site, the applicants are asking to amend the master plan land use and regulatory zone in order to develop a future residential subdivision.

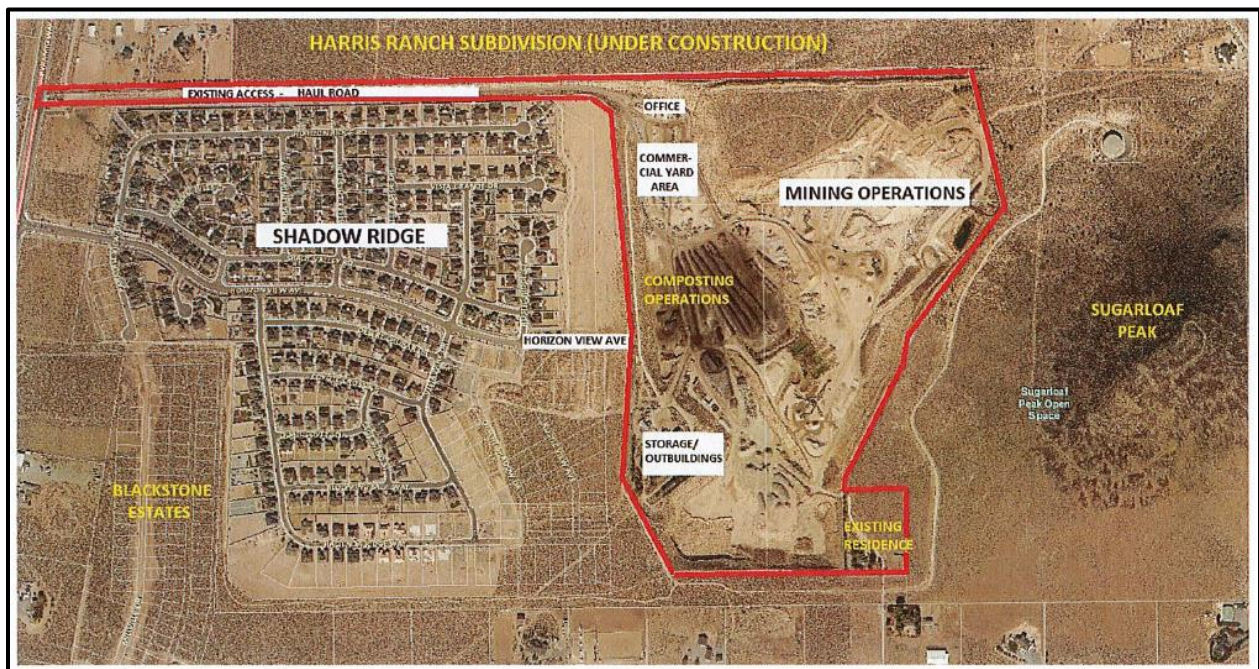
The project site is located within the Spanish Springs Suburban Character Management Area (SCMA) of the Spanish Springs Area Plan. The SCMA is the designated growth area of the Spanish Springs Valley per the Area Plan. The existing rural designation had been retained to ensure that the existing mining operations continued to be a conforming use. However, now that the owners wish to discontinue the aggregate operations, the need for the rural designation is no longer necessary.

**Traffic and Access**

The Donovan aggregate pit is currently accessed via an existing private haul road that parallels the northern property boundary, connecting to Pyramid Highway. It is estimated that the aggregate facility generates up to 700 truck trips per day with the current onsite operations. Additionally, the public landscape material yard often adds 200 to 300 additional vehicle trips, many on weekends. According to the applicant’s preliminary traffic evaluation, the proposed amendment will generate approximately 1,358 average daily trips (ADT) with 101 am peak hour trips and 135 pm peak hour trips. However, these trip volumes will be offset by the reduction of

trips generated by the existing aggregate operation. Currently, all daily intersection movements are operating at level of service (LOS) C or better.

The proposed primary access to the future development will be via the extension of Horizon View Avenue and a secondary emergency access would be via the existing access road servicing the Donovan aggregate facility. The area proposed for the secondary access is currently owned by third parties and appropriate right-of-way will need to be acquired and granted to Washoe County. Additionally, future roadway access must conform to Washoe County standards, including among other things, the alignment of the new roadway centerline with the existing roadway (i.e., no offset intersection permitted). The applicant will need to provide, at the time of tentative map submittal, the proposed intersection improvements fully meeting Washoe County Code and demonstrate that right-of-way has been or can be acquired.



**Figure 3**  
**Project Area (in Red) and Surrounding Area Existing Land Uses**

**Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels**

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Low Density Suburban (LDS)	Low Density Suburban (LDS)	High



Low Density Suburban (LDS)	Low Density Suburban (LDS)	High
Low Density Suburban (LDS)	Low Density Suburban (LDS) / Open Space (OS)	High
Low Density Suburban (LDS)	General Rural (GR)	Medium

*High Compatibility: Little or no screening or buffering necessary.*

*Medium Compatibility: Some screening and buffering necessary.*

*Low Compatibility: Significant screening and buffering necessary.*

Per the Washoe County Master Plan Land Use and Transportation Element, the Rural land use designation is "intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses." Given the fact that the site is surrounded by Suburban Residential land use, it becomes even more clear that the Rural designation is reflective of current mining operations. The site is located in an area of existing infrastructure and services and is bordered by suburban residential development. Therefore, the overall characteristics of the property are inconsistent with the intent of the Rural designation.

**Availability of Facilities**

The application indicates that water will be provided by the Truckee Meadows Water Authority and that sewer service will be provided by Washoe County. Sewer will be conveyed to the Truckee Meadows Water Reclamation Facility (TMWRF) which is owned and operated by the City of Sparks.

The City of Sparks has provided staff with written comments outlining a number of concerns and requests for clarification. The letter was dated January 26, 2021 and expressed concerns related to the intensity of the use and how it will impact Washoe County’s sewer allocation; the request also includes the requirement of outlining the calculations of the treatment of sewage that will be required for this development. The Washoe County Engineer is confident that there is adequate capacity to serve the future development and that the matter is a technical matter that can be addressed at the time of tentative subdivision map submittal.

The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment. The proposed amendment is expected to have a minimal impact on school enrollments.

**Housing Element- Volume One of the Washoe County Master Plan**

**Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.**

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

*Staff Comment: The proposed master plan and regulatory zone amendments will allow for development of residential lots, therefore increasing the availability of housing in the area.*

Policy 1.5: Encourage development at higher densities where appropriate.

*Staff Comment: The proposed regulatory zone amendment is requesting a higher density than currently allowed. The surrounding land uses have a similar maximum density.*

**Goal Seven: Promote Homeownership opportunities.**

Policy 7.4: Promote home ownership as a community asset.

*Staff Comment: The proposed master plan and regulatory zone amendment will allow for increased availability of housing, which may make home ownership possible for more people.*

**Area Plan Evaluation**

The subject parcel is located within the Spanish Springs Area Plan. The following are the pertinent policies from the Area Plan:

**Relevant Area Plan Policies Reviewed**

Policy	Brief Policy Description	Complies	Comment
SS.17.1	Preserve the Vision and Character Statement	Yes	Does not conflict with any of the goals or policies
SS.1.2	The Policy Growth Level SS SCMA is 1,500 new residential units.	Yes	Request does not exceed the policy growth level.
SS.7.4	Review development proposals for potential trail connections.	Yes	Future tentative map review(s) will ensure connection(s) to existing trails.

**Plan Maintenance Policies**

**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public’s health, safety or welfare.

*Staff Comment: Staff reviewed the Vision and Character Statement as well as the goals and policies of the Spanish Springs Area Plan and determined that the proposed request is consistent with the Vision and Character Statement and does not conflict with any of the goals or policies of the Area Plan.*

**SS.17.2** In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

*Staff Comment: The applicant provided as part of their application a feasibility analysis that can be found on page 25 of the attached application, which evaluated the potential impacts on municipal water, sewer and stormwater. The study indicates that the Truckee Meadows Water Authority will provide municipal water service. The applicant infers that no additional infrastructure will be required.*

- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: *The applicant supplied a traffic study indicating that a future development resulting from the proposed amendment would add an estimated 101 AM peak hour and 135 PM peak hour trips at the Horizon View/Ingenuity/Pyramid Way intersection. The traffic study also indicated that there will be a drastic reduction in truck traffic and improve traffic safety along Pyramid Highway at the Horizon View/Pyramid Highway intersection.*

d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.

Staff Comment: *The potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2. Prior to this amendment, there are 1,144 available residential units remaining.*

e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

Staff Comment: *The applicant supplied a study indicating that the overall traffic volumes will increase with the potential for 144 new residential units; however, the associated roadways are currently operating at a level of service C. A more detailed traffic analysis is recommended as part of the future tentative map submittal.*

f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

Staff Comment: *Roadways are not currently operating below adopted levels of service according to the traffic study from Headway Transportation dated January 3, 2022.*

g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.

Staff Comment: *The potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.*

h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the district to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

Staff Comment: *The application was submitted to the Washoe County School District (WCSD); however, to date no comments have been received by the WCSD.*

i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a

special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Staff Comment: *There is no known Special Use Permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities, if the requested changes are approved.*

### **Staff Comments on Required Master Plan Amendment Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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

Staff Comment: *The staff report provides a discussion on applicable goals and policies of the Spanish Springs Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.*

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.

Staff Comment: *As identified on page 9 of this staff report, the proposed amendment will have a high compatibility rating with all surrounding uses. The proposed reconfiguration will provide for land uses compatible with the adjacent existing 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.

Staff Comment: *The applicants are seeking to end operation of the Donovan Aggregate facility and wish to restore and mitigate the property by means of a future residential development. The applicants wish to develop the site with a more desirable utilization of the 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.

Staff Comment: *All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

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.

Staff Comment: *The proposed amendment will promote the desired pattern for the orderly physical growth of the County with a better allocation of the land for development vs. undeveloped land that takes into account topography, access, desire for public trails, and sensitivity to traffic issues in the area.*

### **Staff Comments on Required Regulatory Zone Amendment Findings**

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

*Staff Comment: The staff report provides a discussion on applicable goals and policies of the Spanish Springs Area Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.*

2. 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.

*Staff Comment: As identified on page 9 of this staff report, the proposed amendment will have a high compatibility rating with all surrounding uses. The proposed amendment will increase density, which will provide more housing in the area and conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's health, safety or welfare.*

3. 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.

*Staff Comment: The amendment will increase the availability of housing in the area, which is needed and desired by the Spanish Springs Area Plan and the Washoe County Master Plan and will comply with the 2019 Truckee Meadows Regional Plan. Additionally, the applicants are seeking to end operation of the Donovan Aggregate facility and wish to restore and mitigate the property by means of a future residential development. The applicants wish to develop the site with a more desirable utilization of the land.*

4. 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.

*Staff Comment: All needed facilities are existing or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies; no recommendations of denial were received for the proposed amendment.*

*A traffic study submitted by the applicant indicates that a Level of Service (LOS) "C" or better currently operates on impacted roadways and recommends a comprehensive traffic analysis prior to submittal of a tentative map application that will provide recommended roadway improvements to support the increased traffic levels.*

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

*Staff Comment: The proposed amendment will not adversely affect the impact of the implementation of the policies and action programs of the Washoe County Master Plan.*

6. 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.

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units in a manner that is consistent with adjacent residential housing and as detailed in this staff report.*

### **Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held virtually via zoom on February 23, 2022 from 6:00pm to 7:00pm. The applicants have provided a summary of the meeting (refer to the attached Exhibit F). Below are a list of some of the concerns:

- Increased Traffic
- Concerns with access through Horizon View
- Lack of disclosure by Ryder Homes regarding future access through Horizon View
- Questions were raised about the design of the future development.

### **Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended, and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

### **Master Plan Amendment Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0001. It is further recommended that the Planning Commission forward the Master Plan Amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Master Plan Amendment Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0001 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Spanish Springs Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0001 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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.

### **Spanish Springs Area Plan Findings**

1. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
2. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
3. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
4. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
5. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
6. Washoe County will work to ensure that the long-range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
7. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the district to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

8. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

### **Regulatory Zone Amendment Recommendation**

Those agencies which reviewed the application provided commentary in approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

### **Regulatory Zone Amendment Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

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.
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.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within



10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN, MASTER PLAN MAP (WMPA22-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 22-09

Whereas, Master Plan Amendment Case Number WMPA22-0001 came before the Washoe County Planning Commission for a duly noticed public hearing on May 3, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA22-0001, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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. 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Spanish Springs Area Plan Required Findings

Policy SS.17.1:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare

Policy SS.17.2:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For commercial and industrial land use intensifications, the overall percentage of commercial and industrial regulatory zone acreage will not exceed 9.86 percent of the Suburban Character Management Area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.
- h. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.
- i. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA22-0001, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on May 3, 2022

WASHOE COUNTY PLANNING COMMISSION

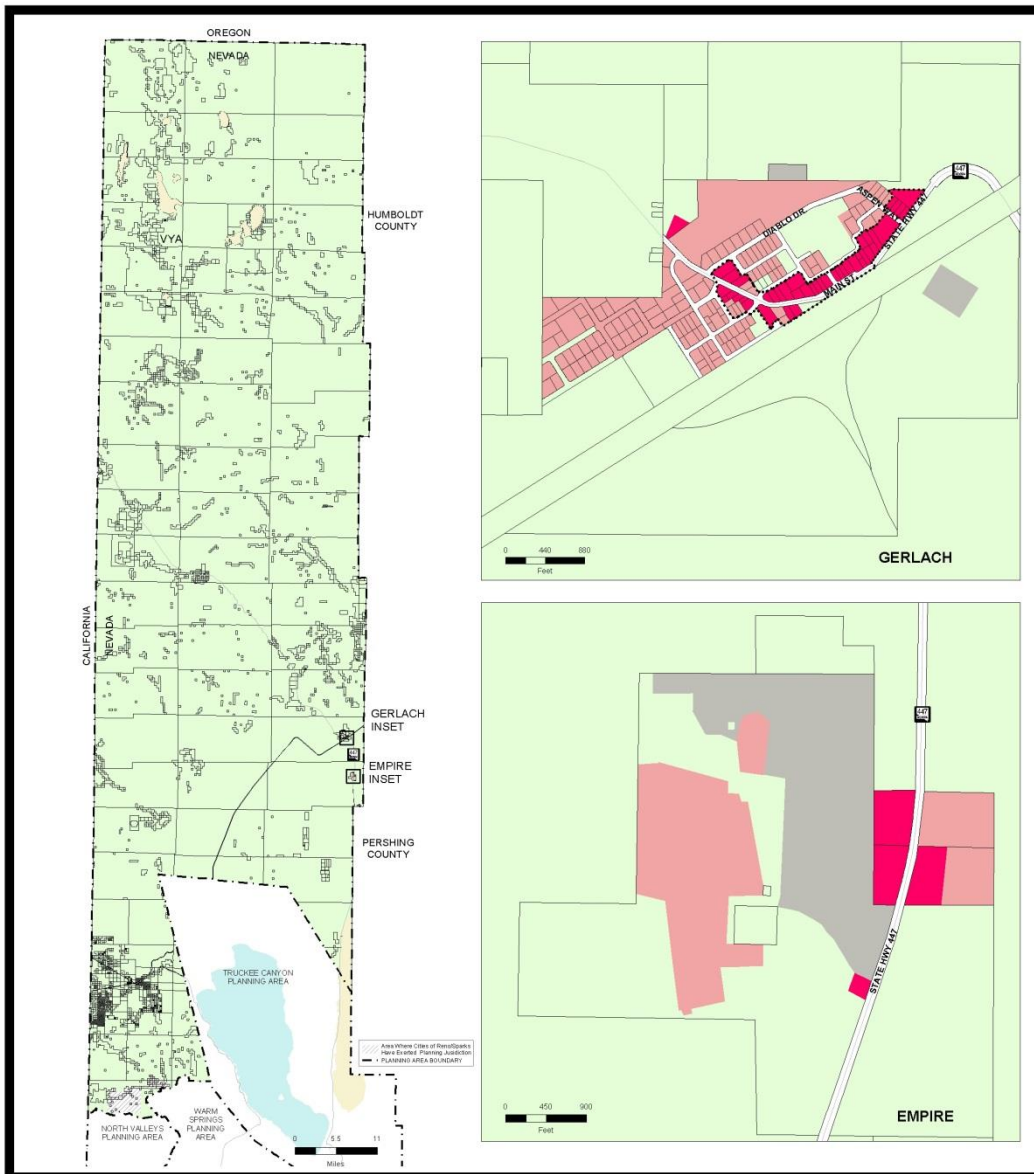
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – Spanish Springs Master Plan Map

Exhibit A, WMPA22-0001



<h3>HIGH DESERT MASTER PLAN MAP</h3>		<p><b>NOTE:</b> THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREIN ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.</p> <p><small>© 2016 Washoe County Planning and Development Division</small></p>
<p>PLANNING AND DEVELOPMENT DIVISION</p>		
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid black; margin-right: 5px;"></span> RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></span> RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> SUBURBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4b084; border: 1px solid black; margin-right: 5px;"></span> URBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e74c3c; border: 1px solid black; margin-right: 5px;"></span> COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #95a5a6; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #2ecc71; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; border-bottom: 2px dashed black; width: 20px; margin-right: 5px;"></span> DOWNTOWN GERLACH OVERLAY DISTRICT</li> </ul>		<p><b>CERTIFICATION:</b> THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.</p> <p>DATE: _____ DIRECTOR: _____</p>
<p>PC Date: July 5, 2016 BCC Date: _____ RPC Adoption Date: _____</p>		<p style="text-align: center;"><b>Community Services Department</b></p> <hr/> <p style="text-align: center;"><b>WASHOE COUNTY NEVADA</b></p> <p style="text-align: center;">Post Office Box 11130 Reno, Nevada 89520 (775) 328-3600</p>



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA22-0001 AND THE AMENDED SPANISH SPRINGS AREA PLAN REGULATORY ZONE MAP

Resolution Number 21-10

Whereas, Regulatory Zone Amendment Case Number WRZA22-000, came before the Washoe County Planning Commission for a duly noticed public hearing on May 3, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA22-0001) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

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 effect 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; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA21-0005 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 7, 2021.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit B – Spanish Springs Area Plan Regulatory Zone Map

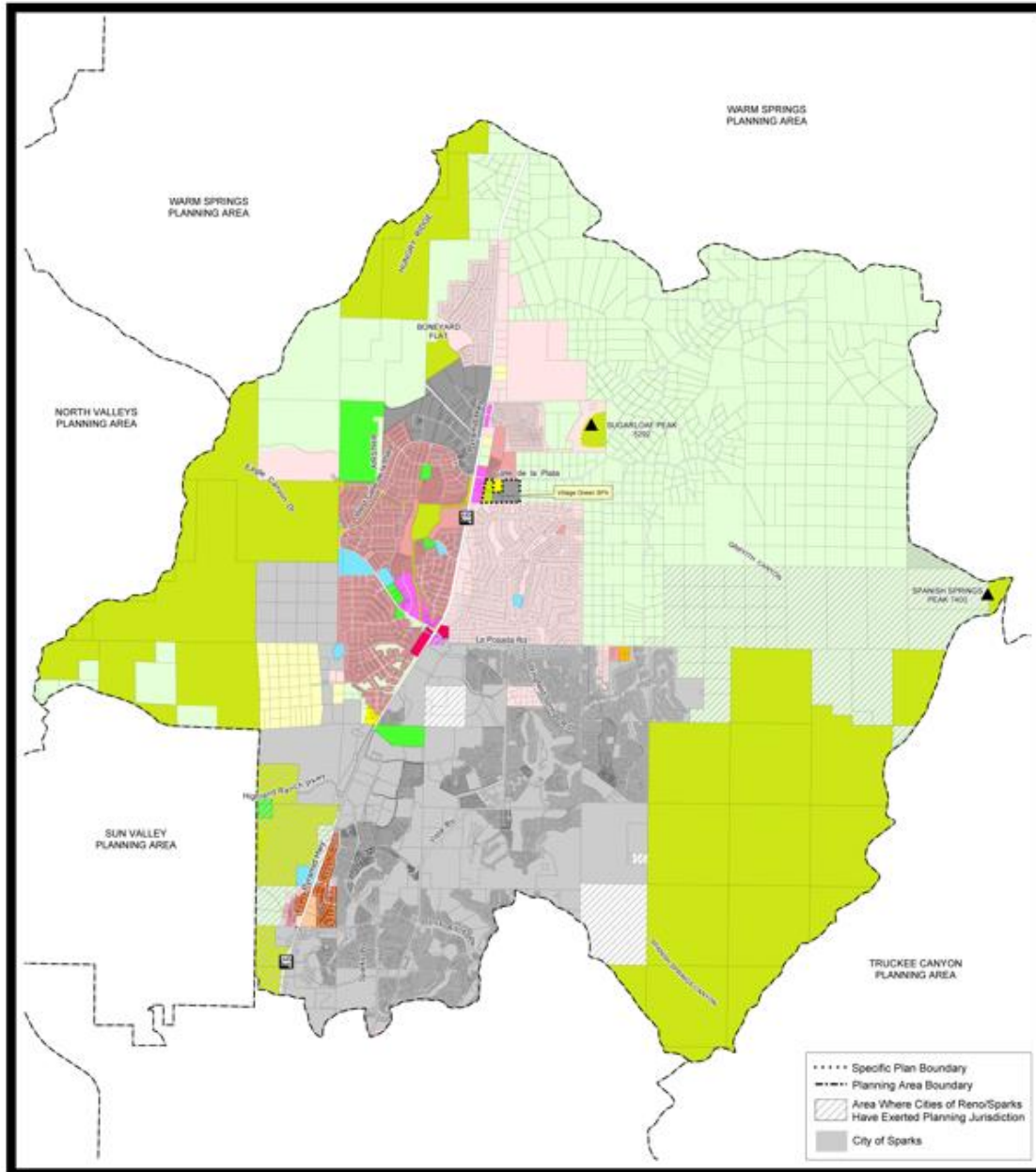
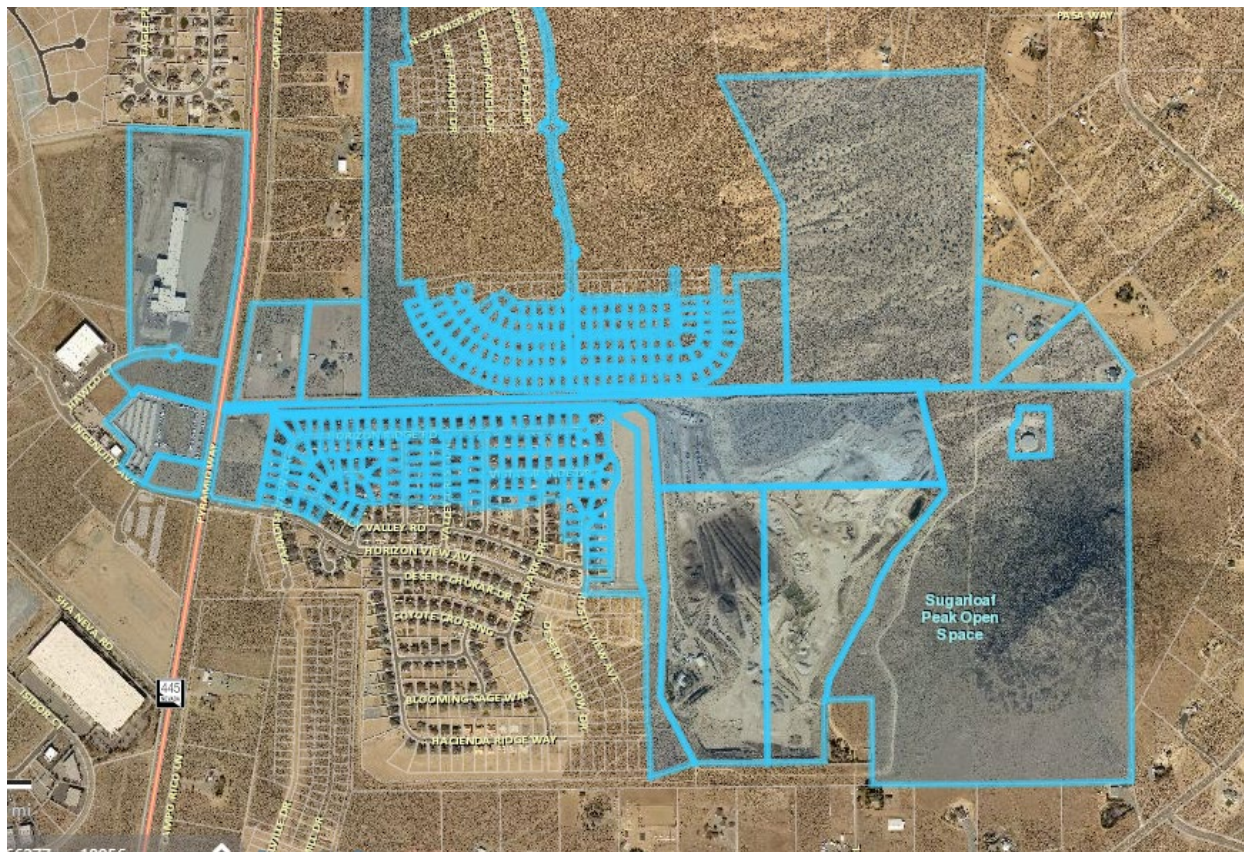


Exhibit B – WRZA22-0001





285 Parcels within 750 Feet

## Weiche, Courtney

---

**From:** COOPER, CLIFFORD E <cc2132@att.com>  
**Sent:** Tuesday, January 18, 2022 2:24 PM  
**To:** Weiche, Courtney  
**Subject:** WMPA22-0001 Donovan Ranch WRZA22-0001

**Categories:** WMPA22-0001 Donovan

[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Courtney,

AT&T has reviewed this proposal and finds no conflict. AT&T is the provider of telecommunication service for the area and has sufficient facilities in the area to serve the proposed project.

Thanks!

Cliff Cooper  
MGR OSP PLNG & ENGRG DESIGN  
AT&T NEVADA  
ROW Office: 775-683-5282  
Cell: 775-233-0434  
E-mail: [cc2132@att.com](mailto:cc2132@att.com)  
**TEXTING and DRIVING... It Can Wait.**

**Weiche, Courtney**

---

**From:** GORDON, BRYSON <BG1853@att.com>  
**Sent:** Wednesday, January 19, 2022 7:43 AM  
**To:** Weiche, Courtney  
**Subject:** Washoe County Planning - January Agency Review Memo I  
**Attachments:** January Agency Review Memo I.pdf  
  
**Categories:** WMPA22-0005 ROI, WMPA22-0001 Donovan

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hello Courtney,  
AT&T review of requested applications.

1: Master Plan Amendment Case Number WMPA22-0001 and Regulatory Zone Amendment Case Number WRZA22-0001 (Donovan) - AT&T has no conflict with proposed plan.

Thank you,

Bryson Gordon  
MGR OSP PLNG & ENGRG DESIGN  
AT&T NEVADA  
ROW Office: 775-683-5223  
Cell: 775-343-6655  
E-mail: [bg1853@att.com](mailto:bg1853@att.com)

1001 EAST 9<sup>TH</sup> STREET  
PO BOX 11130  
RENO, NEVADA 89520-0027  
PHONE (775) 328-3600  
FAX (775) 328.3699



# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

Date: January 26, 2022

To: Courtney Weiche, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Donovan

Master Plan Amendment WMPA22-0001; Regulatory Zone Amendment WRZA22-0001  
APN: 534-591-01, 534-591-02, 534-591-03, 534-591-05

#### GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

#### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage related comments.

#### TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitchell Fink, P.E. (775) 328-2050

Proposed primary access to the proposed subdivision is via the extension of Horizon View Avenue and secondary emergency access would be via the existing access road servicing the Donavon aggregate pit operations. In prior discussions with the applicant, it has been noted that the area proposed for the roadway is currently owned by third parties and appropriate right-of-way will need to be acquired and granted to Washoe County with a final map. Additionally, the extension of the roadway would need to conform to Washoe County standards, including among other things, the alignment of the new roadway centerline with the existing roadway (i.e., no offset intersection permitted). The applicant will need to provide, at the time of tentative map submittal, the proposed intersection improvements fully meeting Washoe County Code and demonstration that right-of-way has been or can be acquired.

#### UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments



## Weiche, Courtney

---

**From:** Lemon, Brittany  
**Sent:** Wednesday, January 19, 2022 10:50 AM  
**To:** Weiche, Courtney  
**Cc:** Way, Dale  
**Subject:** WMPA22-0001 and WRZA22-00001 (Donovan) Conditions of Approval

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Categories:** WMPA22-0001 Donovan

Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”  
<https://tmfpd.us/fire-code/>.

Thank you!

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

## Weiche, Courtney

---

**From:** Kirschenman, Sophia  
**Sent:** Wednesday, January 26, 2022 2:43 PM  
**To:** Weiche, Courtney  
**Subject:** Parks Comments Re: Donovan


**Categories:** WMPA22-0001 Donovan

Hi Courtney,

I've reviewed Master Plan Amendment Case Number WMPA22-0001 and Regulatory Zone Amendment Case Number WRZA22-0001 (Donovan) on behalf of Washoe County Regional Parks and Open Space and have no comments.

Thank you,



**Sophia Kirschenman**  
**Park Planner | Community Services Department**  
775.328.3623 | 1001 E. 9th Street, Reno, NV 89512  
  
[My working hours: Monday-Friday 8 am to 5 pm](#)

**Please consider the environment before printing this e-mail.**



January 26, 2021

Courtney Weiche  
Washoe County Community Services Department  
Planning and Building Division  
PO Box 11130  
Reno, NV 89520  
cweiche@washoecounty.gov

**RE: Master Plan Amendment Case Number WMPA22-0001 AND Regulatory Zone Amendment WRZA22-0001 (Donovan)**

Dear Ms. Weiche:

The City of Sparks Community Services Department has reviewed Master Plan Amendment Case Number WMPA22-0001 and Regulatory Zone Amendment Number WRZA22-0001.

City of Sparks staff has determined these requests may increase the intensity and density of development on 144.83 acres of land located in unincorporated Spanish Springs. This increase potentially impacts infrastructure provided by the City of Sparks, including but not limited to sewage conveyance and treatment. The City of Sparks requests Washoe County:

- Identify how existing sewer infrastructure has capacity to serve anticipated future development as stated on page 25 of the application. The application does not include a preliminary sewage generation estimate nor an analysis of existing sewer conveyance or treatment capacity.
- Provide an estimate of how the increase in intensity will affect Washoe County's sewer allocation pursuant to the 2005 Interlocal Agreement to Provide Sanitary Sewer Service in Spanish Springs Valley, including timing of said impact and how this increase will affect the current unserved but committed capacity.
- Identify how Policy PF1 of the 2019 Truckee Meadows Regional Plan will be complied with in relation to wastewater facilities (sewer collection and sewer treatment facilities).

Without the additional information identified above, City staff cannot complete its analysis of the above requests. Accordingly, City staff currently objects to these requests for a Master Plan Amendment changing the land use from Rural to Suburban Residential or associated rezoning from General Rural to Low Density Suburban.

If you have any questions, please call Jim Rundle, City Planner at 775.353.7827.

Sincerely,

A handwritten signature in blue ink that reads "James Rundle".

Jim Rundle  
City Planner

cc: John Martini, Armando Ornelas, Jon Ericson



## INITIAL REVIEW MEMORANDUM

TO: Courtney Weiche, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: January 26, 2022

**SUBJECT: TMRPA initial review of the Washoe County case WMPA22-0001 (Donovan)**

---

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA22-0001), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as identified by the Washoe County, is the following:

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

- (1) **For hearing, discussion, and possible action to approve a master plan amendment to redesignate four parcels totaling 144.83 acres from Rural to Suburban.**
- (2) For hearing, discussion, and possible action to approve a regulatory zone amendment to redesignate the same four parcels from General Rural to Low Density Suburban zoning pending approval of WMPA22-0001.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]



**TMRPA Initial Review Memo**  
**Washoe County Case WMPA22-0001**  
**Page 2**

**Potential conformance issues**

Staff has not identified any potential conformance issues at this time.

**Related Regional Plan Policies**

Please review the list of policies provided in this section, as the requirements of each should be addressed (or connected to the implementing policy in the Washoe County Master Plan) in the analysis presented for the subject case.

RF 2 – Priority Hierarchy for Development in the Region

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

RC 9 - Conformance Review Findings

**Data and Information Related to Regional Plan Implementation**

Regional Land Designation: The subject site lies within Tier 2.

DCA Slopes 30% and Up: Some DCA located throughout parcels.

DCA Public and Restricted Lands: Located to the west and south of subject site

**Request For Comment from Other Local Government and/or Affected Entities**

None at this time.

**TMRPA Staff Notes**

Location: Northern Spanish Springs, 11600 Pyramid Way Sparks, NV 89441. Property is located east of State Route 445 (Pyramid Highway), north of Calle de la Plata at the eastern terminus of Horizon View Avenue. Shadow Ridge subdivision located to west of project site. Existing long-standing mining operations currently on site. Donovan Ranch previously included Shadow Ridge subdivision, Sugarloaf Peak, and public open space to east and south. Based on materials from Washoe County, the intent of the applicant is to prepare the site for potential development of a common open space subdivision, eventually ceasing mining operations.

Assessor's Parcel Number(s) and Sizes: 534-591-01 (49.49 ac), 534-591-02 (45.34 ac), 534-591-03 (5 ac), 534-591-05 (45 ac). Area Plan: Spanish Springs.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).



## INITIAL REVIEW MEMORANDUM

TO: Courtney Weiche, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: February 10, 2022

SUBJECT: **REVISED – TMRPA initial review of the Washoe County case WMPA22-0001 (Donovan)**

---

This memorandum provides the Truckee Meadows Regional Planning Agency’s (TMRPA) initial review comments regarding the subject case (WMPA22-0001), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

This **revised** memorandum includes a request for the Washoe County staff to address unresolved concerns about sewer conveyance from the unincorporated area of Washoe County to the Truckee Meadows Water Reclamation Facility, (TMWRF). We suggest addressing this concern directly in your analysis and submittal. The request is presented in the “potential conformance issues” section, below.

The request, as identified by the Washoe County, is the following:

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

- (1) **For hearing, discussion, and possible action to approve a master plan amendment to redesignate four parcels totaling 144.83 acres from Rural to Suburban.**
- (2) For hearing, discussion, and possible action to approve a regulatory zone amendment to redesignate the same four parcels from General Rural to Low Density Suburban zoning pending approval of WMPA22-0001.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

REVISED – TMRPA Initial Review Memo  
Washoe County Case WMPA22-0001  
Page 2

**Potential Conformance Issues**

Staff has not identified any potential conformance issues at this time; however, requests that Washoe County staff analyze the proposal for potential impacts to infrastructure caused by an increase in density, in regards to sewage conveyance and treatment. Please reference and utilize policy PF 1 – List of Facilities and Service Standards on pages 98-99 within the Regional Plan for your analysis.

**Related Regional Plan Policies**

Please review the list of policies provided in this section, as the requirements of each should be addressed (or connected to the implementing policy in the Washoe County Master Plan) in the analysis presented for the subject case.

RF 2 – Priority Hierarchy for Development in the Region

RF 3 – Density Requirements and Nonresidential Standards

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

RC 9 - Conformance Review Findings

**Data and Information Related to Regional Plan Implementation**

Regional Land Designation: The subject site lies within Tier 2.

DCA Slopes 30% and Up: Some DCA located throughout parcels.

DCA Public and Restricted Lands: Located to the west and south of subject site

**Request For Comment from Other Local Government and/or Affected Entities**

None at this time.

**TMRPA Staff Notes**

Location: Northern Spanish Springs, 11600 Pyramid Way Sparks, NV 89441. Property is located east of State Route 445 (Pyramid Highway), north of Calle de la Plata at the eastern terminus of Horizon View Avenue. The Shadow Ridge subdivision is located to west of the project site. Existing long-standing mining operations are currently on site. Donovan Ranch previously included the Shadow Ridge subdivision, Sugarloaf Peak, and public open space to the east and south. Based on materials from Washoe County, the intent of the applicant is to prepare the site for potential development of a common open space subdivision, eventually ceasing mining operations.

Assessor’s Parcel Number(s) and Sizes: 534-591-01 (49.49 ac), 534-591-02 (45.34 ac), 534-591-03 (5 ac), 534-591-05 (45 ac). Area Plan: Spanish Springs.

REVISED – TMRPA Initial Review Memo  
Washoe County Case WMPA22-0001  
Page 3

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

1001 E. 9th Street  
Reno, Nevada 89520-0027  
Phone: (775) 328-3600  
Fax: (775) 328-3699

January 20, 2022

TO: Courtney Weiche, Senior Planner, Washoe County Community Services Department  
Planning and Building Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Master Plan Amendment Case Number WMPA22-0001 and WRZA22-0001  
(Donovan).

**Project description:** For possible action, hearing, and discussion to approve:

A master plan map amendment to re-designate four parcels totally 144.83 acres currently within the Spanish Springs Rural Character Management Area to Spanish Springs Suburban Character management area, changing the master plan category Rural to Suburban Residential.

Regulatory Zone Amendment Case Number WRZA22-0001 (La Posada) – For hearing, discussion and possible action to approve a regulatory zone amendment to re-designate parcels totaling 144.83 acres from General Rural to Low Density Suburban regulatory zoning pending the approval of WMPA22-0001.

Location: East of State Route 445, north of Calle de la Plata at the eastern terminus of Horizon View Drive. Assessor's Parcel Number(s): 534-591-01, -02, -03 and -05.

***The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:***

*Comments:* The application does not provide specifics on water demands and service but relies on an incoming tentative map that will provide more information on water demand and service. The location of this parcel is very close to existing TMWA infrastructure, however, provision of water service by TMWA may require additional infrastructure as necessary. The cost and nature of needed infrastructure is unknown. TMWA discovery process will identify all the necessary infrastructure and associated cost. It is possible that the cost of the needed infrastructure to be prohibitive.

There are multiple certificated water rights on 4 production wells in the project area with commercial manner of use. It should be noted that the native ground water rights from the Spanish Springs basin may not be acceptable by TMWA based on their current policy. The applicant may have a stranded asset in their ground water rights and may have to purchase Truckee River water rights in support of future development.



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Recommend approval with the condition that the project must be constructed based on TMWA water service.





Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
Reno NV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

January 24, 2022

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WMPA22-0005 Reno SOI- Rollback Verdi

Dear Courtney,

In reviewing the two parcels removed from the City of Reno's Sphere of Influence, the Conservation District has no comment.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and any questions call us at (775) 750-8272.

Sincerely,

J. L. Shaffer

**From:** G R <renocactusflower@aol.com>  
**Date:** April 19, 2022 at 2:13:07 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** Hearing May3, 2022 Donovan application  
**Reply-To:** G R <renocactusflower@aol.com>

To: Planning Commissioner **Kate S. Nelson**  
From: Bill & Gwen Reeves  
11659 Vista Park Dr  
Shadow Ridge Homes  
Sparks Nv

Subject:  
Master plan Amendment case # WMPA22-0001 Donovan  
Rezoning Case # WRZA22-0001 Donovan

We are concerned about this application for rezoning & change to the master plan. We realize we can't stop progress but there are many concerns (listed below) that will be affected after the change.

1. One road in & out onto Pyramid Rd for 2 housing projects. Shadow Ridge alone could have issue during any emergency.
2. Hazards of possible evacuation of 2 communities.
3. Disturbance to our quiet community.
4. More traffic through our community, during and after construction.
5. Yes the trucks and traffic in and out of the existing mine creates traffic on Pyramid. More homes will create much more traffic and vehicles on Pyramid all proposed to go through our community.
6. We all moved out here to avoid busy traffic, noise & heavy population.

One major concern is the extension of Horizon View Ave through the middle of our community. Horizon View Ave is the only road in and out of Shadow Ridge. According to Donovan's plan the 144 acres is land locked and that is why they propose the extension and use of Horizon View Ave. for future homes. When asked why not use the road the mine is using, they claim NDOT won't allow it to be a road. Then how has the mining company been using this nearly 1 mile long 2 way road for trucks, employees & customers since about 1959? If anything using that as a secondary road would take pressure off our community and off the only road in and out of our community. The findings were our area & roads could absorb any traffic from the new 144 units. But not when the new owner revises plans and creates more units. The big Harris Ranch project in progress just north of Shadow Ridge and the other developer in that area will also produce tons more future traffic on Pyramid.

None of us can wrap our brain around how and why the county approved only 1 road in and out for our community of 390 homes in the first place.

The application looks great on paper but one of many notations:

LUT.4.3: Donovan reply:

**Donovan Ranch is located within walking distance of commercially zoned properties located at the intersection of Horizon View Ave and Pyramid highway and is within a 5-minute drive time of major employment centers (Spanish Springs Industrial Park) as well as commercial uses located at Pyramid Highway and Eagle Canyon Drive.**

**Note: the walking distance to commercially zoned properties at said intersection are 2 separate storage Companies across the street from each other. U haul Moving & Storage on 20 acres and StorQuest on 10 acres.**

**We fail to see how it would be in walking distance for future residents when it would be more than 1 mile from said intersection just to the entrance of the future home site. There are no other commercial businesses at said location. No walking distance to a store, drug store or eatery. Good luck if you are walking to a storage unit and need to put something in or take something out.**



Mr. Donovan stated in the Community Zoom meeting on Feb 23, 2022 "He wanted to rezone in order to match Shadow Ridge community. He was not building the new homes but would then sell to a developer"

We are aware any new developer will revise plans and place more units per acre than that asked by Donovan's current request of 1 unit per acre. In the application it states "The LDS designation will allow for single family residential development at a maximum density of one unit per acre, directly matching that of Shadow Ridge to the west and Harris Ranch to the north"

Here in Shadow Ridge est. 80% of homes are on 1/3 acre. We have 390 homes. So that figure of 144 homes will change with new owner/developer. This will then drastically change the traffic & vehicles.

We understand the need for homes in the Reno/Sparks area. But there are too many underlining issues that are intrusive to our life & well being.

We don't want this rubber stamped with no real knowledge of the impact on 390 homes & families. As an elected official we look up to you and expect you to do the right thing for the right reasons. Thank you for your time and service.

Gwen & Bill Reeves

**From:** [Kathryn Nelson](#)  
**To:** [Kerfoot, Lacey](#); [Lloyd, Trevor](#)  
**Subject:** Fwd: Case# WMPA22-0001 & WRZA22-0001  
**Date:** Thursday, April 21, 2022 3:49:20 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sent from my iPhone

Begin forwarded message:

**From:** Chuck Harkins <chuck.4runner@att.net>  
**Date:** April 20, 2022 at 9:15:25 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** Case# WMPA22-0001 & WRZA22-0001

Hi,

I'm opposed to the rezoning request by Donovan. The reasons being; 1. It is stated that a 144 acres will result in 144 homes as low density residential just like Shadow Ridge Homes. Nope, not true. Shadow Ridge Homes are on approximately 0.30 acres not 1 acre lots, so that is three homes, approximately per acre in the Shadow Ridge Homes. When a new developer buys the Donovan pit area, rest assured the developer will seek rezoning to at least three homes per acre. So that would mean at least 432 new home sites. 2. It seems the planned access road to the proposed Donovan Pit area is Horizon View Avenue. We bought in this area because it is quiet and not constant traffic, and one road in and out. 400 plus homes would generate an enormous amount of traffic on this street, not to mention construction and other traffic. Donovan needs to use the road to the north of Shadow Ridge development just like it shows in the proposal, NOT Horizon View Avenue. This north side road is currently being used by trucks in and out of the pit and can certainly be zoned for residential traffic in that area upon development. 3. Horizon View Avenue would be the only exit for both home developments, if approved, servicing close to 700 households. IF an Emergency Evacuation is necessary how many people will escape??? Think about it, probably two vehicles per household, 1400 vehicles on a road less than a mile long? I would think the Truckee Meadows Fire Department would be against just one road out of this area. The road on the north side needs to be for the Donovan Development and Horizon View Avenue for Shadow Ridge Homes.

Please don't allowing this rezoning to occur and endanger the safety, peace and quiet, of our neighborhood..

Thank you,

Chuck Harkins  
Resident of Shadow Ridge Homes

Sent from my iPad

## Weiche, Courtney

---

**From:** Kathryn Nelson <katenelsonpe@gmail.com>  
**Sent:** Friday, April 22, 2022 12:06 PM  
**To:** Lloyd, Trevor; Weiche, Courtney  
**Subject:** Fwd: Donovan Rezoning Application - WMPA22-0001 and WRZA22-0001

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Sent from my iPhone

Begin forwarded message:

**From:** Jacqueline Gianinno <jackiegianinno@hotmail.com>  
**Date:** April 21, 2022 at 4:46:56 PM PDT  
**To:** katenelsonpe@gmail.com  
**Subject:** **Donovan Rezoning Application - WMPA22-0001 and WRZA22-0001**

Dear Commissioner Kate Nelson,

My name is Jacqueline Gianinno. My husband, Albert, and I live in the Shadowridge Community at 11687 Hacienda Ridge Way.

It has come to our attention that Donovan is planning to rezone a portion of property to low density residential and using Horizon View as the only access street for the neighborhood of potentially 400 additional homes.

This Donovan property (140 acres) is presently zoned for 140 homes to be built (one home per acre), but once sold to a developer, if the new zoning is passed, the number of homes will potentially increase to 2-4 homes per acre. As stated above, this zoning also will allow for Horizon View to be the ONLY road in and out of both communities, for a total of approximately 800 households (400 households in Shadowridge and 200-400 households in the new community). In addition, Horizon View will be the only artery for construction vehicles. If this zoning is approved, Shadowridge homeowners AND the new development's homeowners AND the construction vehicles will be using Horizon View as the only artery in and out of both communities. This is not a sound measure. By approving this new zoning measure, Shadowridge community will be at risk for a dangerous roadway, not only with congestion and traffic noise, but in the event of an emergency or catastrophe, it will be total gridlock and homeowners will have great difficulty exiting the area. In February of 2019, there was a huge explosion in Shadowridge that badly rocked the community. At that time, there were only 200-300 homes occupied in the Shadowridge community. Residents were packing their cars and attempting to exit the community. It was gridlock then, so can you image what would happen if there were 400-600 additional homes added to access this artery? In addition, I find it hard to believe that the Fire Department would sign off on this plan.

As residents of Shadowridge, we respectfully request that you vote to deny this new zoning plan.

Thank you,  
Jacqueline and Albert Gianinno  
11687 Hacienda Ridge Way  
Sparks, Nevada 89441  
(415) 595-1291

Sent from [Outlook](#)

**From:** [Kathryn Nelson](#)  
**To:** [Kerfoot, Lacey](#); [Lloyd, Trevor](#)  
**Subject:** Fwd: WMPA22-0001 & WRZA22-001  
**Date:** Thursday, April 21, 2022 3:49:57 PM

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[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Sent from my iPhone

Begin forwarded message:

**From:** Mike Vincent <mikeprimary2021@gmail.com>  
**Date:** April 21, 2022 at 9:13:03 AM PDT  
**To:** larrypeyton@comcast.net, katenelsonpe@gmail.com, f.donshick@att.net, rmflick@washoecounty.us, chviliceks@unce.unr.edu, lchesney@washoecounty.us, pataphillips@yahoo.com, ken@kraterconsultinggroup.com  
**Subject:** WMPA22-0001 & WRZA22-001

To whom it may concern,

We live at 540 Horizon Ridge Rd, Sparks NV 89441, and we favor the new rezoning of the Donovan pit to low-density residential.

It has been brought to our attention that there is a lot of incorrect information and that people from our neighborhood are being asked to email you to say that they do not want this zoning change. We wanted to let you know that we fully support the rezoning change.

It would be nice to install a stoplight at Pyramid and Horizon View Avenue. Would it be possible to add this to the development plans.?

We appreciate your time dealing with all of these emails and look forward to having the Donovan Pit eventually become a residential development. It will help with our community and growth and remove a significant blight on the landscape.

Let us know if you have any questions or need any additional information.

Sincerely,  
Michael Vincent  
775-544-5557

Begin forwarded message:

On Wednesday, April 20, 2022, 9:31 AM, Sam Vicino <vicinofamily@sbcglobal.net> wrote:

MS. Nelson

I am contacting you regarding the above mentioned case numbers that you will be voting on in the near future and to let you know how much I am against this proposal as it will be presented to you.

On the map they are showing that the traffic will be going in and out on the Donovan Pit Road but I know that the actual plan is to use Horizon View as the entry and exit for this new proposal. When we moved into the Shadow Ridge Development it was supposed to stay as it is now but now we know Ryder Homes has given an easement as shown on the map as Easement 1 & 2, that will allow the future contractors to have Horizon View continue into the future development.

This will cause a tremendous amount of traffic using only ONE street for all traffic and that is totally not acceptable, especially with no traffic signal. Also homes that back up to the above mentioned easements were sold as backing up to property that will be owned by our LMA and would always stay that way.

They are proposing 144 homes on 144 acres but we all know that the number of homes will increase greatly when the developers purchase the land from the Donovan family.

Please look very carefully at this and vote no as proposed.

Thank you,  
Sam Vicino  
332 Blooming Sage Way  
Sparks, NV 89441  
209-345-7093  
Sent from my iPad



April 19, 2022

Courtney Weiche  
Washoe County Planning Division  
1001 E. Ninth Street  
Reno, Nevada 89512

**RE: Donovan Ranch MPA/RZA Community Meeting**

Dear Courtney,

Christy Corporation, LTD (CC) hosted a community meeting regarding the Donovan Ranch Master Plan and Regulatory Zoning Amendment requests. This meeting was held virtually (via Zoom webinar) on February 23, 2022 with the intent of soliciting comments and input from the surrounding neighborhood(s). A noticing list was provided to CC by Washoe County staff and notices were sent to all property owners within 750-feet of the site 10 days in advance of the meeting. A total of 44 attendees logged into the webinar.

Mike Railey with Christy Corporation and Tom Donovan with the RT Donovan Company (property owner) provided a Power Point presentation addressing the specific requests being made to Washoe County. Additionally, Mr. Donovan provided an overall history of the Donovan Pit operations and how the use of the site has evolved over the last 70+ years. Once the presentation was complete, the webinar was held in a question and answer format, allowing attendees to ask questions or make statements about the project. Key issues/comments raised are listed below:

- Increased Traffic – Concerns were raised as to the traffic impacts of 140 new homes within the Shadow Ridge neighborhood. It was explained by project representatives that primary access will be from an extension of Horizon View Avenue. Additionally, details of a cursory traffic impact analysis prepared by Headway Transportation were outlined including anticipated future levels of service. It was also noted that with conversion of the aggregate pit to residential, up to 750 daily truck trips in and out of the pit will cease, reducing truck traffic and related delays on Pyramid Highway. It was further noted that a highly detailed traffic impact analysis will be performed with a forthcoming tentative map request.



- Access – Residents expressed concern related to the Horizon View access point. It was explained that the Donovan Ranch planning process began well over 20 years ago as part of the Spanish Springs Specific Plan and that Shadow Ridge is actually a part of the overall Donovan Ranch project. Thus, easements for the extension of Horizon View have long been planned. Additionally, Horizon View Avenue is designed as a residential collector which was designed to accommodate the future units proposed. It was suggested that the existing haul road servicing the pit be used for primary access. Project representatives explained that the haul road is non-conforming per NDOT standards and will only be permitted to exist as an emergency-only access once aggregate mining operations cease.
- Non-Disclosure by Ryder Homes – Residents backing to Horizon View Avenue made statements that plans for a future road or existing easements were not disclosed by Ryder Homes during the purchase process. Additional comments were made in regard to open space areas and trails being the responsibility of the Shadow Ridge Homeowners Association and the fact this was not disclosed to new home buyers. It was explained that these requests are not being made on behalf of Ryder Homes or any of their affiliates. The applicant has no knowledge of what disclosures may or may not have been made and/or required. It was pointed out that the access and utility easements needed to serve the pit area have been in place for 15+ years and that undeveloped area exists at the east side of Shadow Ridge in order to accommodate those improvements.
- Future Neighborhood – Residents asked questions as to what a future neighborhood would look like. It was explained that once the MPA/RZA process is complete, that a Tentative Map will be submitted for review. The Tentative Map will provide details on lot layout, lot size, open space areas, trails, etc. It was noted that the envisioned project is essentially a continuation of the Shadow Ridge neighborhood with similar lot sizes, housing types, etc. and that overall density would be restricted to no more than one unit per acre.

The meeting lasted just over two hours. Project representatives offered to meet individually with any interested parties should they wish to do so and provided contact information. To date (post community meeting), we have met individually with 2 residents of the Shadow Ridge subdivision to answer questions and explain the regulatory review process.

A digital recording of the community meeting has been provided to Washoe County staff. Additionally, a copy of the Power Point presentation made at the meeting is included as an attachment to this letter. Please feel free to contact me at [mike@christynv.com](mailto:mike@christynv.com) or (775) 250-3455 should you have any questions or concerns. Thank you.

Sincerely,



Mike Railey  
Planning Manager

Attachments

## Notice of Community Meeting

A community meeting will be held to discuss a proposed Master Plan and Regulatory Zone Amendment on 144.83± acres commonly known as the Donovan Pit. The subject property (APN #'s 534-591-01, 02, 03, & 05) is generally located east of State Route 445, north of Calle de la Plata, at the eastern terminus of Horizon View Avenue. It is proposed to amend the Master Plan from Rural to Suburban and rezone the property from General Rural to Low Density Suburban, matching that of the adjoining Shadow Ridge subdivision. The proposed changes would result in the conversion of existing mining operations to residential use at densities matching that of the adjoining Shadow Ridge project.

Due to current Covid restrictions/conditions, the meeting will be held virtually. Participants may access the webinar online or by phone, as detailed below:

**February 23, 2022 – 6:00 – 7:00 pm**

**Join from a PC, Mac, iPad, iPhone or Android device:**

<https://us02web.zoom.us/j/85363416997>

**To join by phone call (669) 900-9128 and enter meeting ID 853 6341 6997**

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**Christy Corporation, Ltd.**  
1000 Kiley Pkwy.  
Sparks, NV 89436

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# DONOVAN RANCH



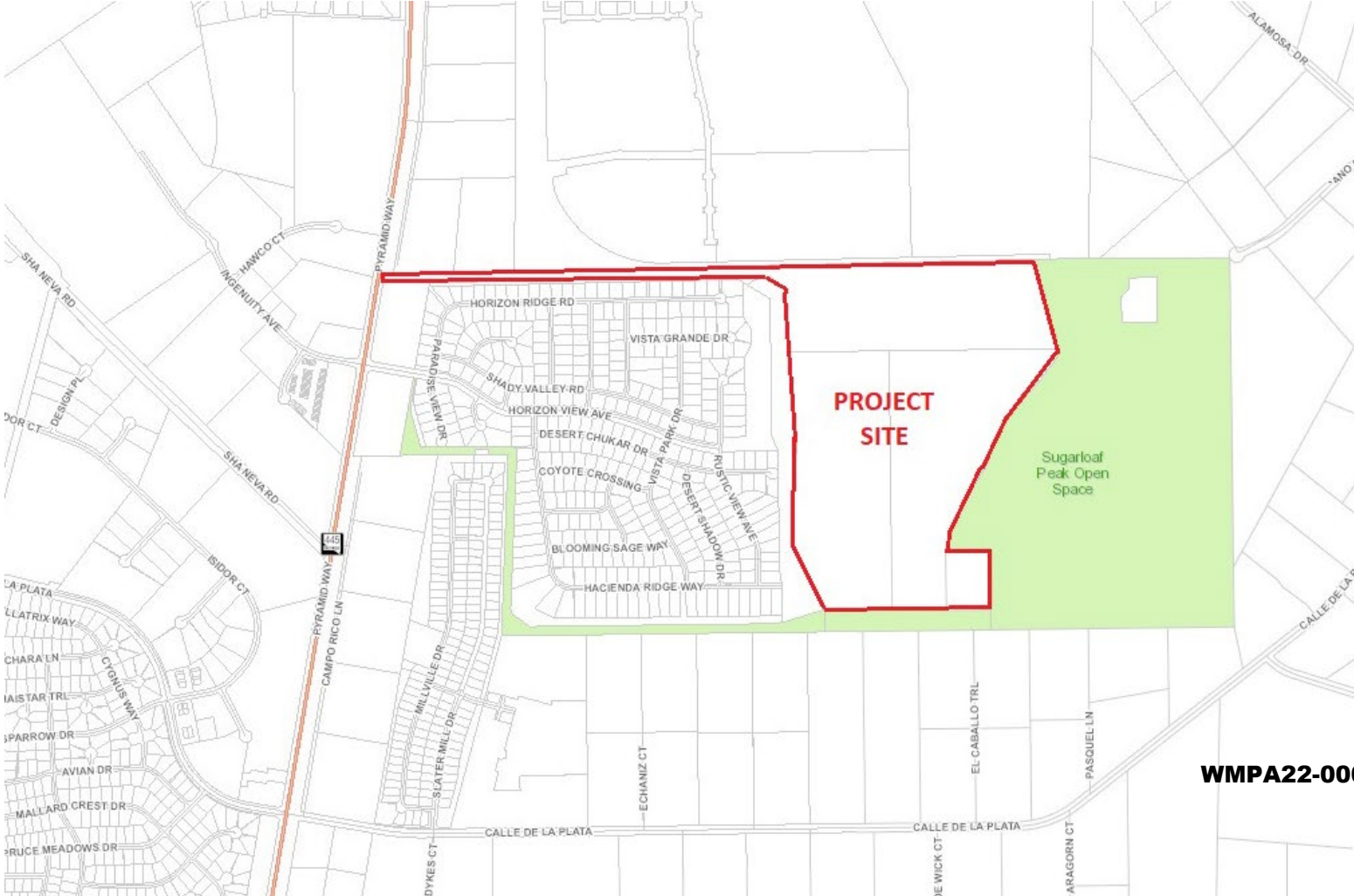
VIRTUAL COMMUNITY MEETING  
WMPA22-0001 & WRZA22-0001 EXHIBIT F  
FEBRUARY 23, 2022

- A **Master Plan Amendment** to re-designate 144.83± acres of property from Rural to Suburban.
- A **Regulatory Zone Amendment** to rezone 144.83± acres from General Rural (GR) to Low Density Suburban (LDS).

# PROJECT REQUEST

# PROJECT LOCATION

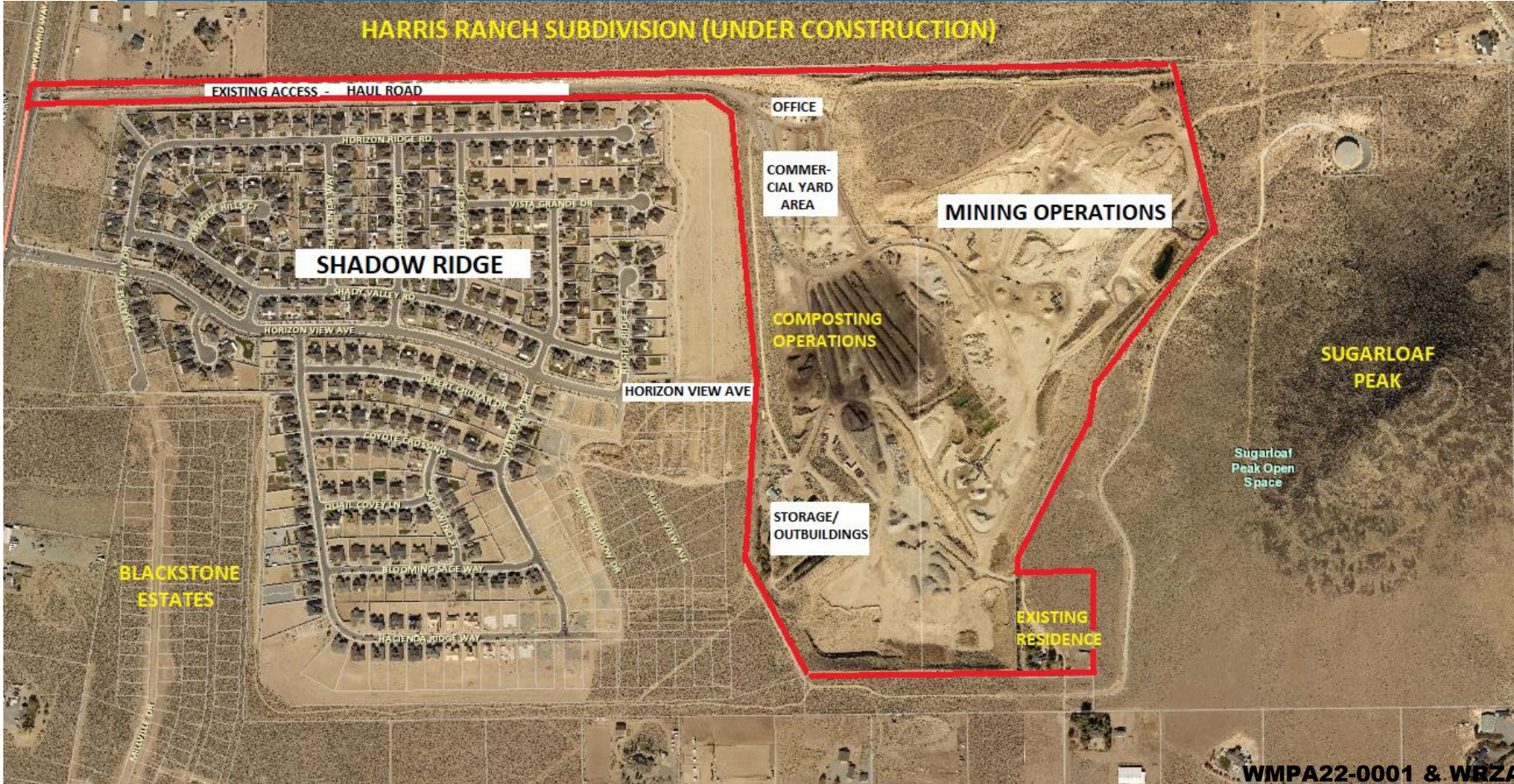
**EAST OF SHADOW RIDGE, WEST OF SUGARLOAF PEAK  
(144.83 ACRES)**



**WMPA22-0001 & WRZA22-0001 EXHIBIT F**

# EXISTING CONDITIONS

## AERIAL VIEW



# EXISTING CONDITIONS

## CURRENT OPERATIONS





# EXISTING CONDITIONS

## CURRENT OPERATIONS

VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



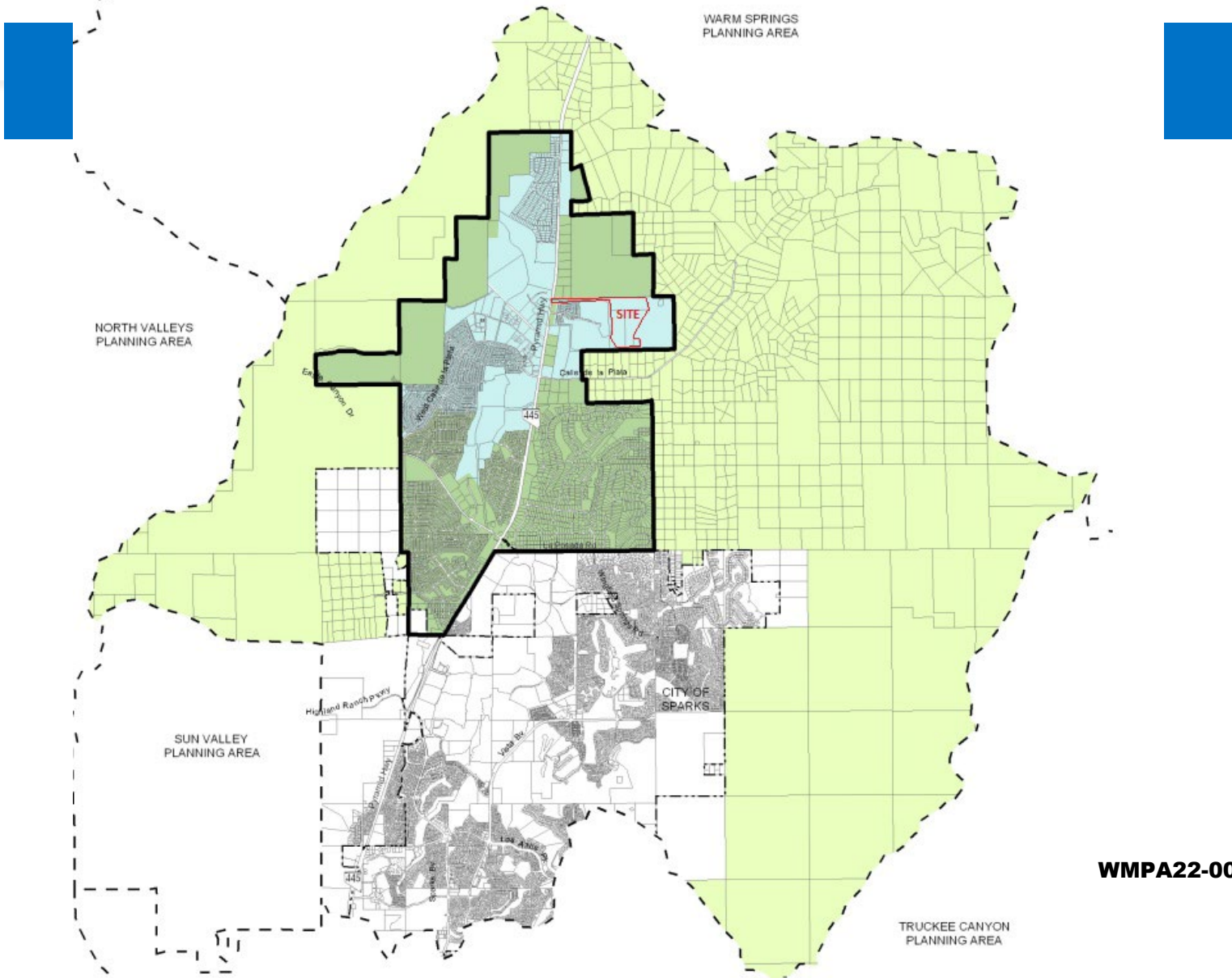
VIEW TO THE NORTHWEST FROM EDGE OF PIT AREA



# PROJECT BACKGROUND/ HISTORY

- Donovan family has operated the current aggregate mine for nearly 70 years.
- Shadow Ridge and Sugarloaf Peak were originally part of the overall Donovan Ranch.
- Pit properties and Shadow Ridge were included in the Spanish Springs Specific Plan in the 1990's.
- The pit currently operates under a Special Use Permit and is considered a conforming use.
- The long-term vision for the mine was to transition to a more compatible residential use once operations ceased.

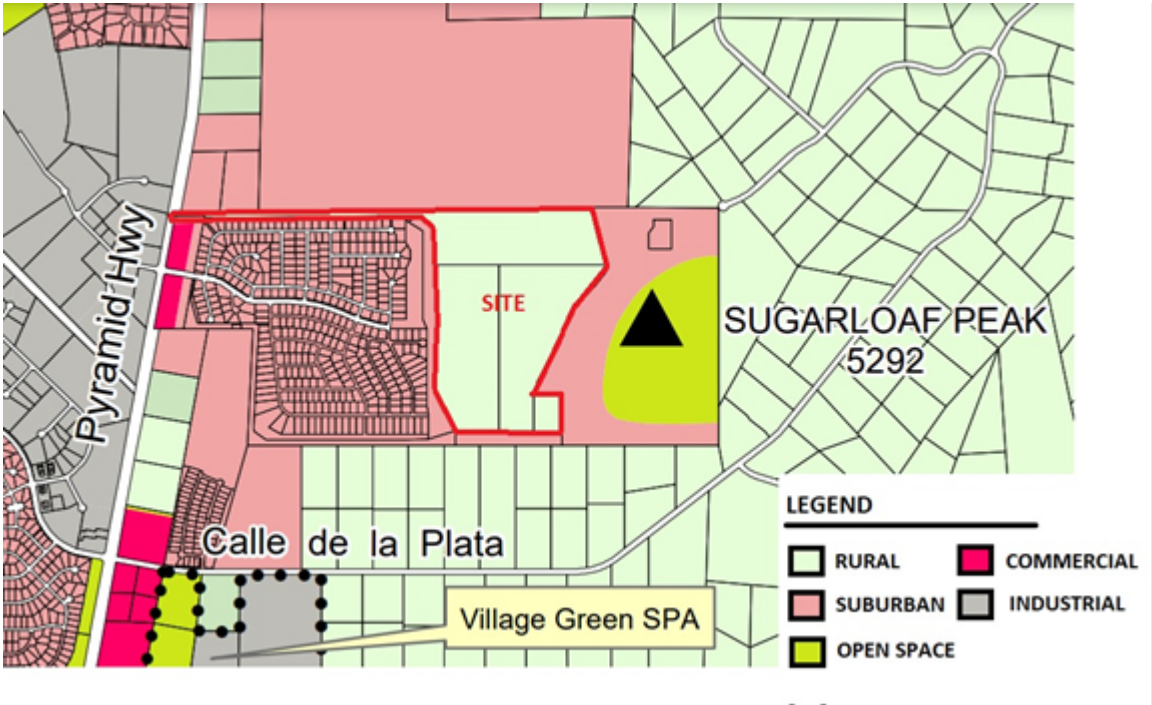
# SPANISH SPRINGS AREA PLAN



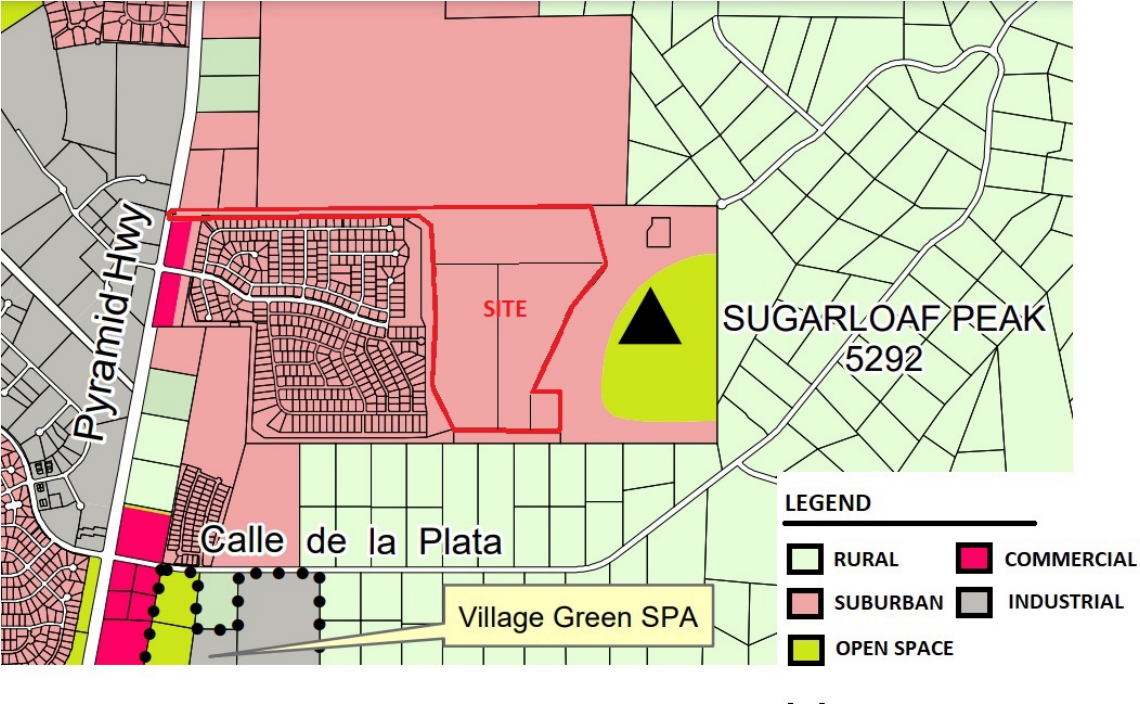
WMPA22-0001 & WRZA22-0001 EXHIBIT F



# MASTER PLAN



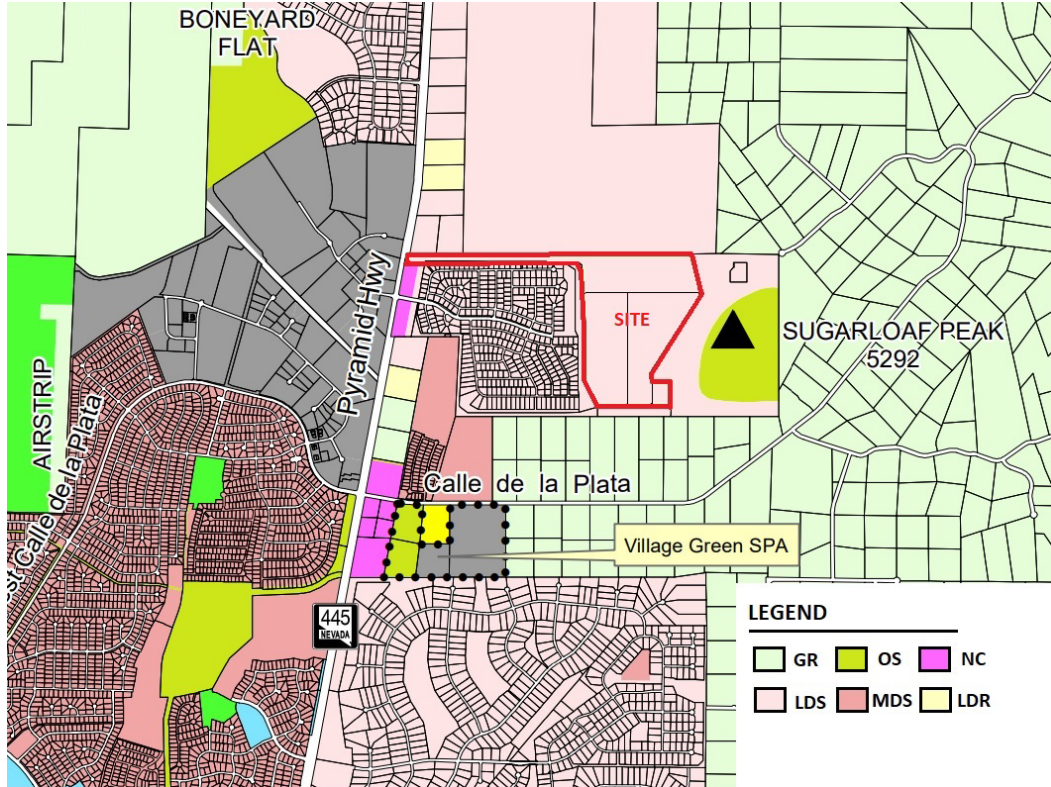
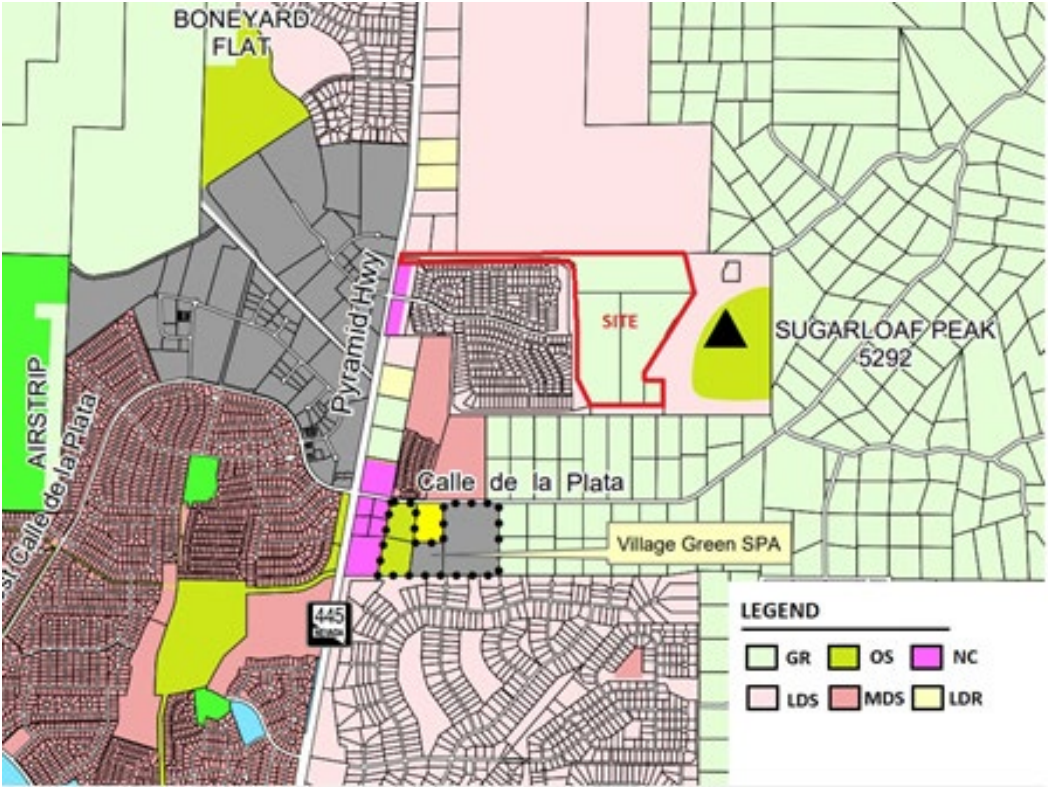
**EXISTING**



**PROPOSED**

WMPA22-0001 & WRZA22-0001 EXHIBIT F

# ZONING



# PROJECT CONSIDERATIONS

- Proposed land use designations are identical to Shadow Ridge (and all adjoining properties).
- 1 dwelling unit per acre density.
- This request does NOT grant a right to construct new homes.
- Future development subject to a Tentative Map process similar to this.
- Zoning would permit up to 144 single family homes comparable to Shadow Ridge.
- Tentative Map process will include detailed plans and impact analysis(s).

# PROJECT CONSIDERATIONS

- Future development/repurposing of the pit has been envisioned since the SSSP (25+ years).
- Truck traffic (up to 750 trips) will be eliminated.
- Horizon View Avenue is designed as a residential collector and easements are in place for access extension.
- Residential use is much more compatible than existing mining operations.
- Fully supported by goals and policies of the Spanish Springs Area Plan and Washoe County Master Plan.

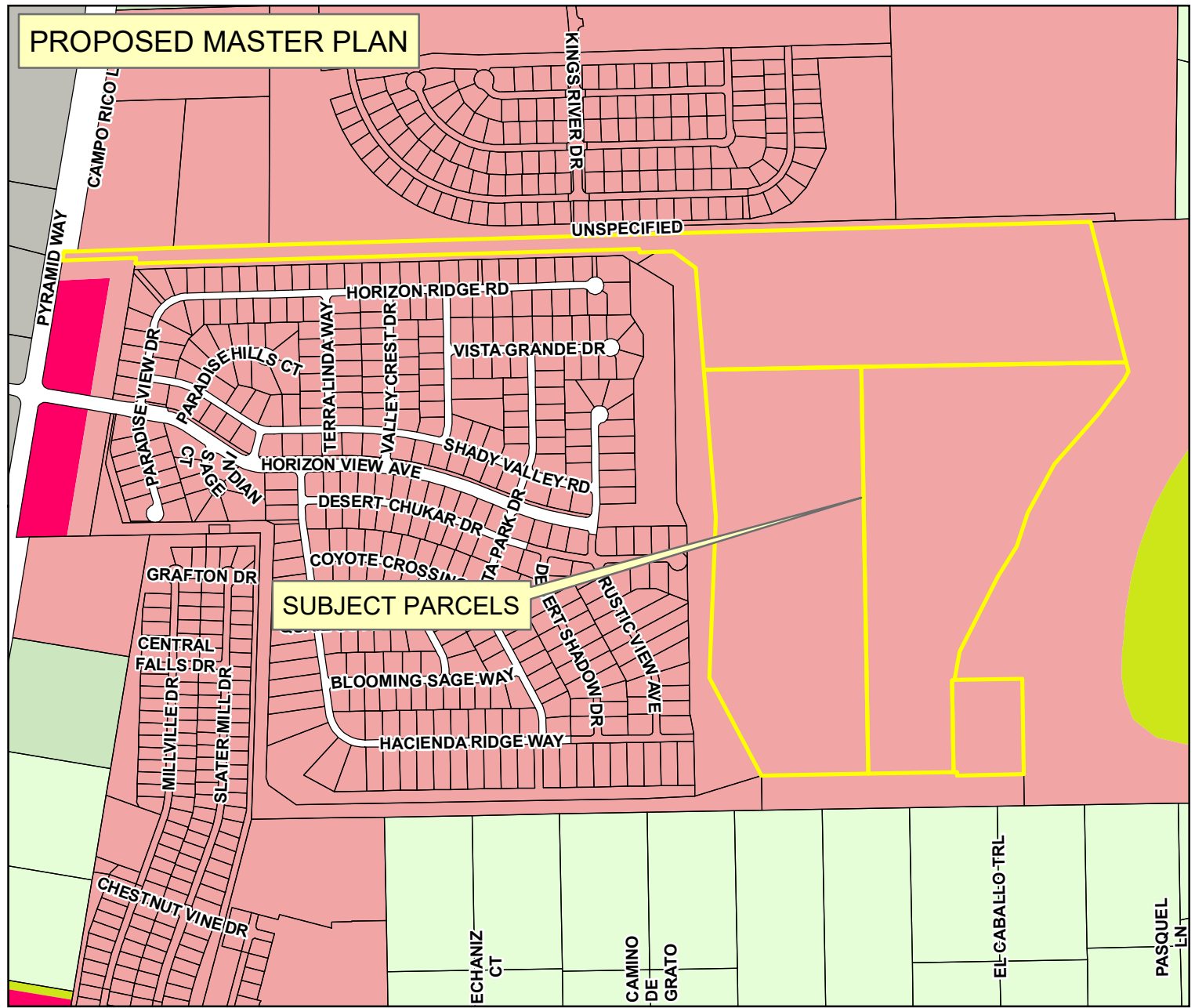
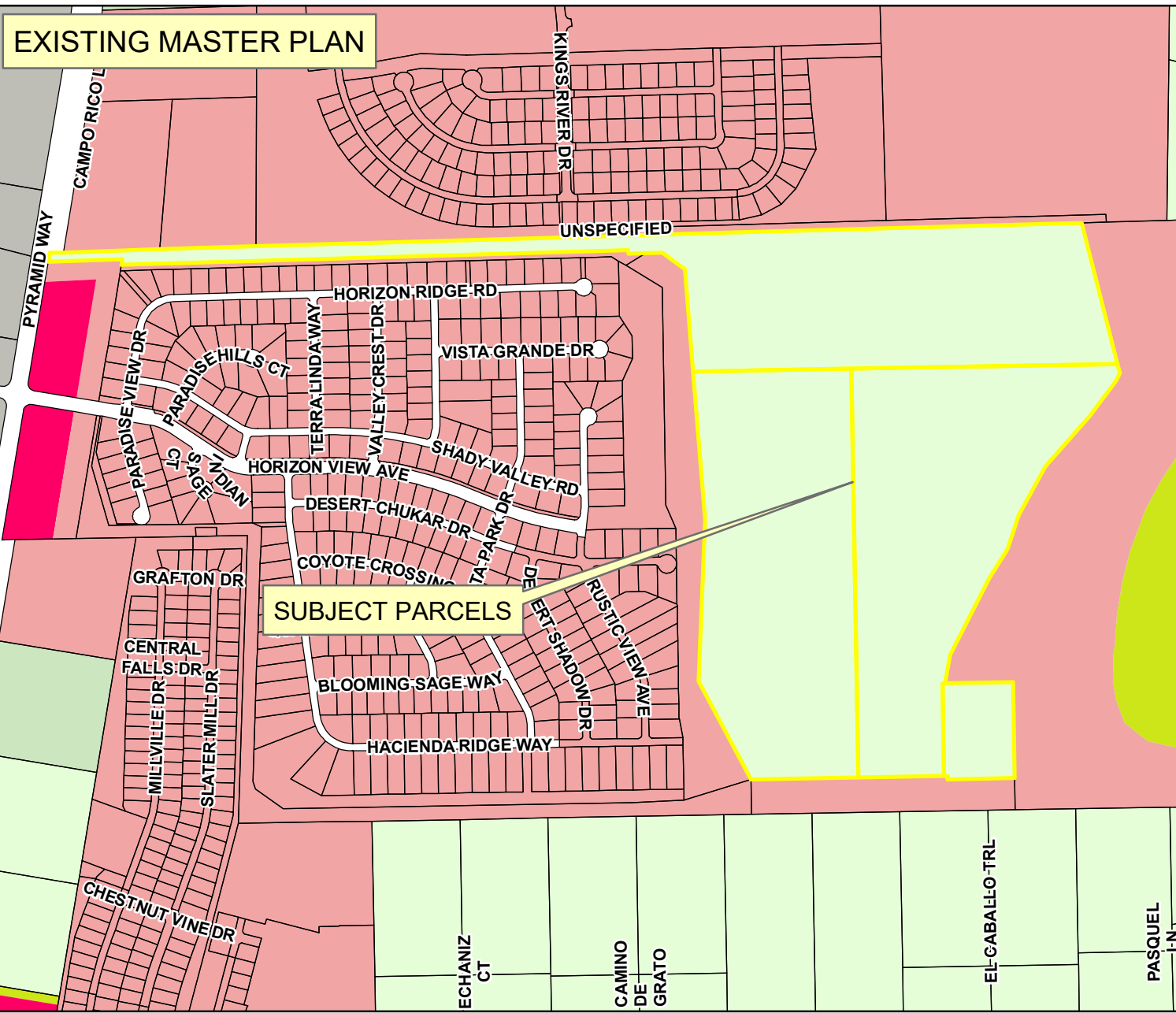


**Mike Railey**  
**Christy Corporation, Ltd.**

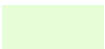






**Tom Donovan**  
**RT Donovan Company**

WMPA22-0001 & WRZA22-0001 EXHIBIT F





## Spanish Springs Planning Area WMPA22-0001

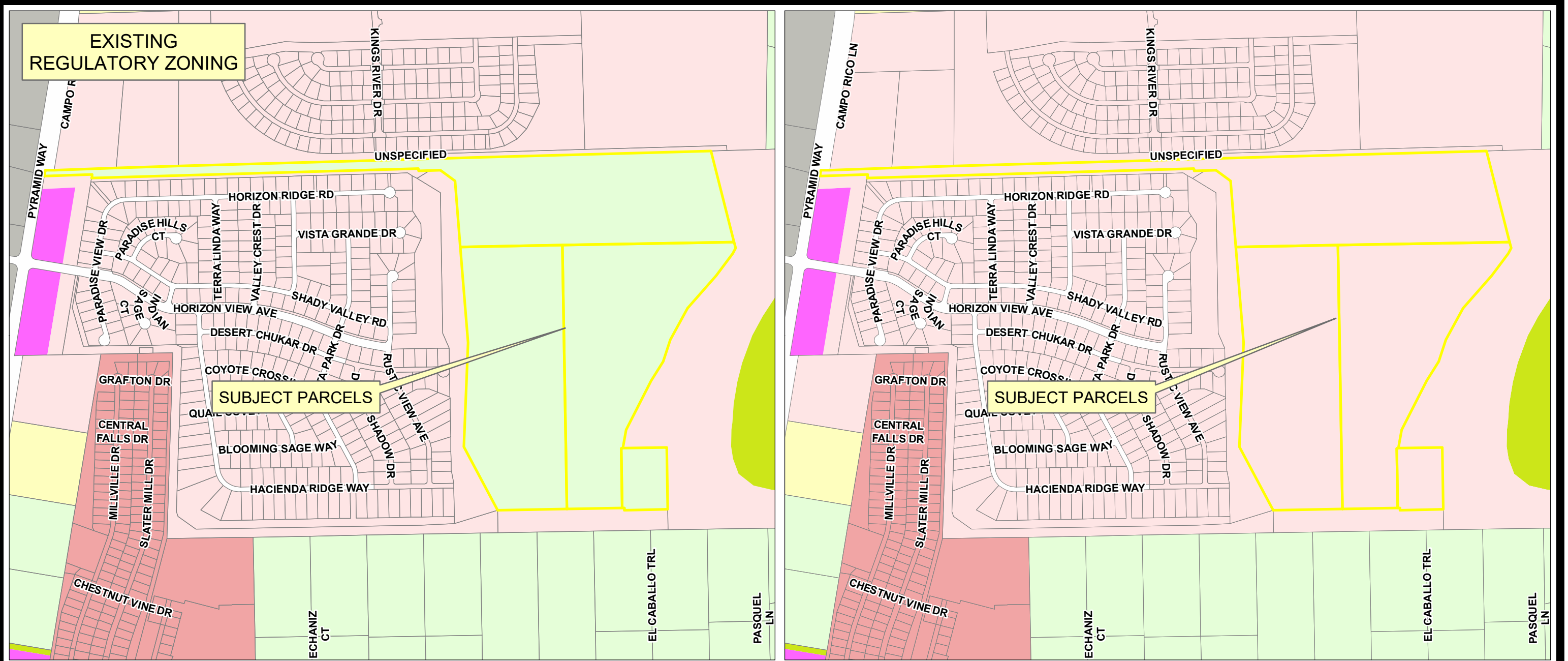
- |  |  |
|--|--|
|  RURAL                |  COMMERCIAL |
|  RURAL RESIDENTIAL    |  INDUSTRIAL |
|  SUBURBAN RESIDENTIAL |  OPEN SPACE |
|  URBAN RESIDENTIAL    |  |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**Community Services  
Department**





## Spanish Springs Planning Area WRZA22-0001

- |   |   |   |   |
|---|---|---|---|
| <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffe4e1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN / LDS2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN / MDS4</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff9900; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cc9966; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #993333; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD/OFFICE COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cc00cc; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #9999ff; border: 1px solid black; margin-right: 5px;"></span> SPECIFIC PLAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ccff00; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c6e0b4; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a6c9a6; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cfe2f3; border: 1px solid black; margin-right: 5px;"></span> WATER BODY/DRY LAKE</li> </ul> |
|---|---|---|---|

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0 250 500  
 Scale in Feet

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

Path: G:\arcdata\planarea\ss\ssRegzone\_working\WRZA22-0001\WRZA22-0001\_side\_by\_side.mxd

DATE: 4/19/2022