



Planning Commission Staff Report

Attachment E

Page 1

Meeting Date: December 2, 2025

Agenda Item: 8B

MASTER PLAN AND REGULATORY ZONE AMENDMENT CASE NUMBER: WMPA25-0004 & WRZA25-0005 (Sunset Ranch)

BRIEF SUMMARY OF REQUEST: To approve a master plan map amendment and a regulatory zone amendment

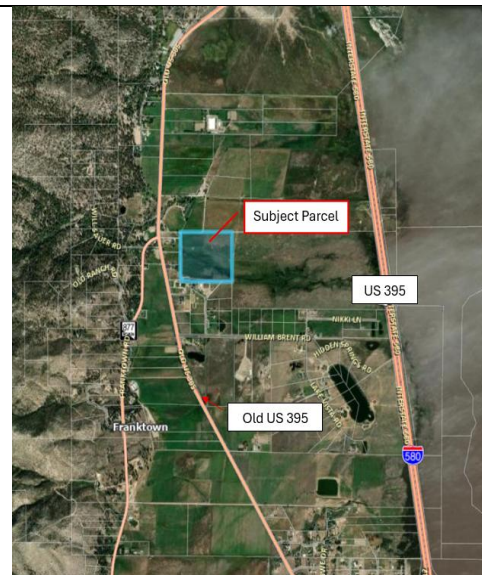
STAFF PLANNER: Courtney Weiche, Senior Planner
775.328.3608
cweiche@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to:

- (1) Adopt an amendment to the Washoe County Master Plan, South Valleys Master Plan Land Use Map, to change the master plan land use designation for a ± 41.7 -acre parcel (APN: 055-042-37) from Rural (R) to Rural Residential (RR); and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities;
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to change the regulatory zoning on the same parcel from General Rural (GR) to Medium Density Rural (MDR); and if approved, authorize the chair to sign a resolution to this effect.

Applicant: Wood Rodgers, Inc.
Property Owner: Sunset Ranch LLC
Location: 5000 Old US 395
APN: 055-042-37
Parcel Size: 41.7 -acres
Existing Master Plan: Rural
Proposed Master Plan: Rural Residential
Existing Regulatory Zone: General Rural
Proposed Regulatory Zone: Medium Density Rural
Planning Area: South Valleys
Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821,



Vicinity Map

1001 E. Ninth St., Reno, NV 89512-2845

Telephone: 775.328.6100 – Fax: 775.328.6133 WMPA25-0004 AND WRZA25-0005
www.washoecounty.gov/csd/planning_and_development SUNSET RANCH

Amendment of Regulatory Zone	
---------------------------------	--

STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

Staff Report Contents

Explanation of a Master Plan Amendment	3
Existing and Proposed Master Plan Designations.....	3
Explanation of a Regulatory Zone Amendment.....	4
Existing and Proposed Regulatory Zone	5
Master Plan Consistency.....	8
Staff Comment on Required Findings	11
Public Notice	13
Master Plan Amendment Recommendation	14
Master Plan Amendment Motion	14
Appeal Process	16

Attachment Contents

Master Plan Amendment Resolution	Exhibit A
Regulatory Zone Amendment Resolution.....	Exhibit B
Public Noticing	Exhibit C
Agency Comments	Exhibit D
Neighborhood Meeting	Exhibit E
Existing and Proposed Master Plan Designations	Exhibit F
Existing and Proposed Regulatory Zoning	Exhibit G

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 chapters. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each planning area. 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 [EnvisionWashoe 2040](#) 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.

Chapter One, Foundation, describes the purpose of the Master Plan and the public engagement process that led to its creation. It also contextualizes the Master Plan in relation to the plans of other agencies and jurisdictions in Washoe County.

Chapter Two, Vision, contains the plan elements and planning area sections. This is where all the principles and policies can be found, which address a shared community vision for the future.

Chapter Three, Implementation, describes how the Master Plan is to be used. It contains implementation strategies, including a list of short term, mid-term, and long-term actions for plan implementation.

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

This request is to amend the Master Plan Land Use Map in order to replace the existing Rural (R) Master Plan designation with a Rural Residential (RR) designation on one 41.7-acre parcel of land (herein referred to as the "project area" or "APN 055-042-37"). See Figure 1, Existing and Proposed Master Plan Designations.

The Envision Washoe 2040 Master Plan states the Rural (R) designation is a land use category intended for remote areas suited to commercial agriculture, extraction, energy production, or rural commerce, with residential lots typically over 40 acres. While the area is rural, it is not necessarily remote and is surrounded by existing 5-acre lots to the west and south.

The project site is within the South Valleys planning area, which designates West Washoe Valley as rural, emphasizing sustainability, water quality, livestock, and limiting development to one unit per five acres. The current Rural (R) master plan designation does not align well with these goals. In contrast, the proposed Rural Residential (RR) designation better supports the area's vision, allowing for larger residential lots, small-scale agriculture, conservation, and rural commerce, with densities ranging from one unit per 40 acres to one per five acres. The zoning options under RR also more effectively support these uses than those available under the current R designation and are more

compatible with surrounding uses as it is a continuation of the RR master plan designation to the west and is reflective of the adjacent residential lots which average 5-acres

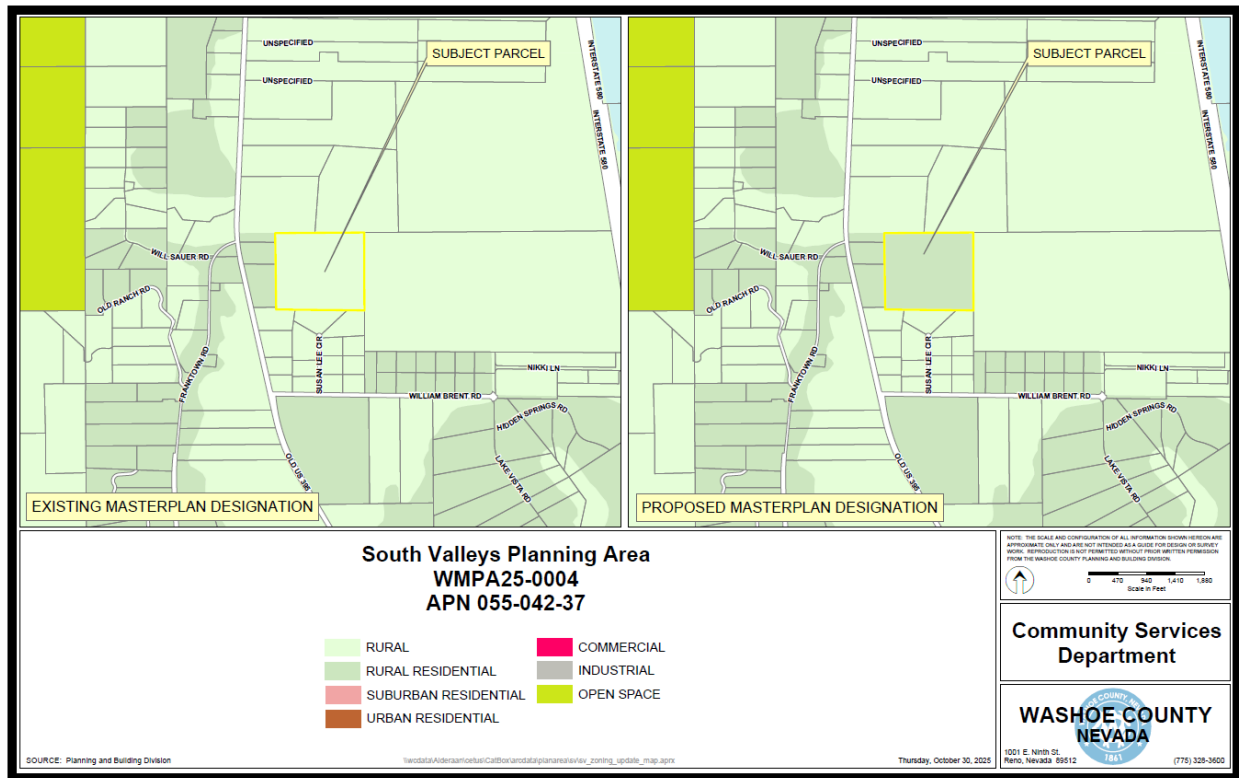


Figure 1

Existing and Proposed Master Plan Designations - Side by Side Comparison

Explanation of a Regulatory Zone Amendment

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 Planning Areas that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS Chapter 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 and planning area policies found in the Washoe County Master 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 an applicable specific plan.

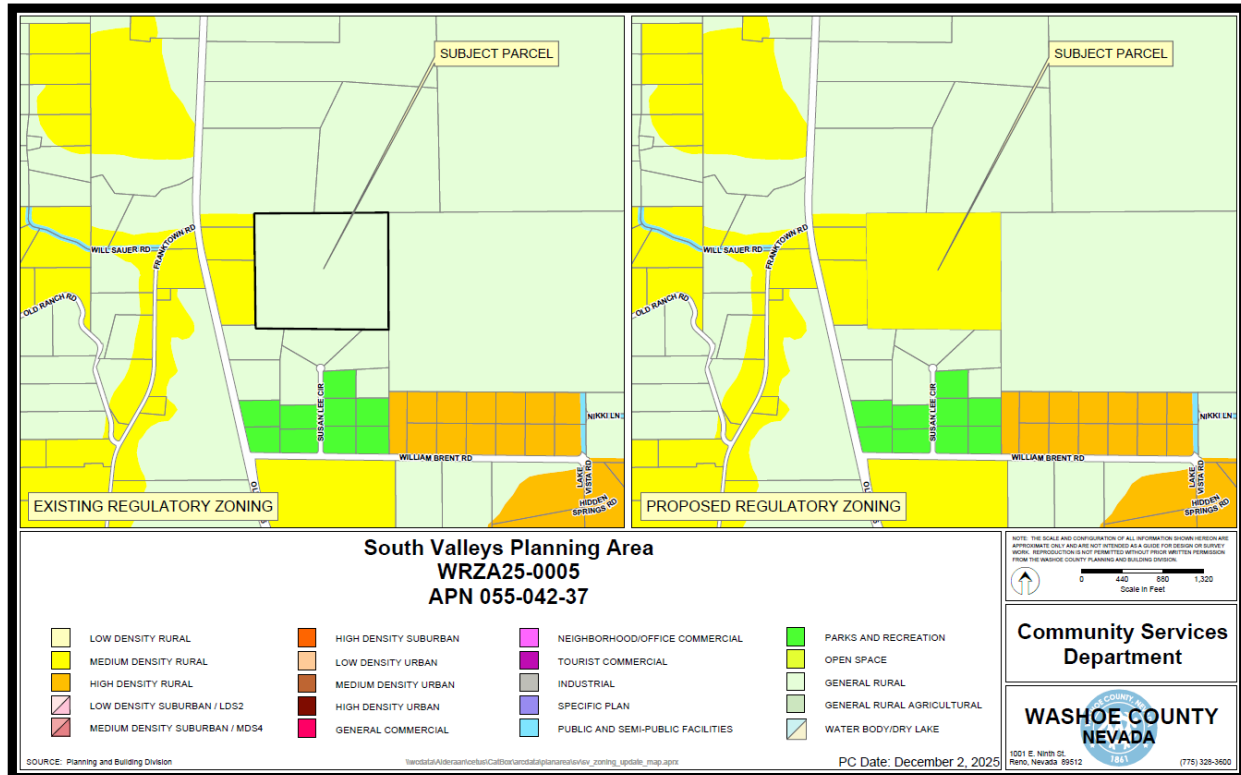
Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one regulatory zone to another requires action by both the 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 which 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 the same parcel from General Rural (GR) to Medium Density Rural (MDR) on 41.7 acres. See Figure 2 – Existing and Proposed Zoning Designations below.

Although the MDR regulatory zone allows for a minimum lot size of 4-acres, the location of the project site, outside of the Truckee Meadows Service Area (TMSA), requires a minimum of 5-acres for dwellings to be served by well and septic. Therefore, approval of this amendment would allow a maximum of eight (8) potential future parcels.

**Figure 2****Existing and Proposed Regulatory Zone Maps - Side by Side Comparison****Background**

According to the applicant, the “Sunset Ranch” properties have been owned by the Gillemot family for nearly three decades and includes nine adjoining parcels totaling ±578 acres in size. The subject project area is located on one parcel within the Sunset Ranch properties totaling ±41.7 acres (APN 055-042-37). The application states the family has lived on and used the ranch for cattle grazing since 1998. The applicant states the intent of the subject amendments is to eventually develop a maximum of four (4) parcels through a future mapping entitlement and are intended to serve as future home sites for family members. The proposed parcel sizes are expected to range from approximately 6.0 acres to 19.0 acres.

Under the current master plan designation of Rural (R) and regulatory zone of General Rural (GR), the parcel cannot be configured to achieve the applicants desired lot sizes and, therefore, is the reason for the requested amendments. The applicant states the remaining portion of Sunset Ranch properties, outside of the project site, will continue to operate as they currently do.

Existing Conditions

The subject parcel is mostly undeveloped agriculture land with a material storage shed located in the southwest corner. Site access is located along the northern property boundary via a private unpaved road that connects to Old US 395 through the property to the west, which is owned by the applicant. The private road currently provides additional access to the surrounding “Sunset Ranch” properties and follows the western

and southern boundaries of the project site. The site is entirely fenced with barbed wire for cattle grazing. Appropriate access easements for any newly created parcel(s) would be addressed as part of the map entitlement process.

Site Topography, Natural Resources, and 100-Year Flood Plain

The site is relatively flat sloping from west to east across the project site with about a 10-foot drop in elevation. The site currently utilizes flood irrigation from various irrigation ditches that are used to water the agricultural fields for cattle grazing. The northern portion of the site, including the northeastern corner (± 6.7 acres) is identified as being within the Federal Emergency Management Agency (FEMA) flood zone designated Zone A, 100-year flood zone with the remaining southern portion (± 35 -acres) located in Zone X with minimal flood potential. It is anticipated that future development would need to minimize or avoid development within the identified flood Zone A. No flood plains are identified within the project site, see below.



Access, Traffic, and Circulation

The project site is currently accessed via private roads with access to Old US 395 located in the northwest corner of the project site. Access to the site is provided along the western and southern property boundaries. It is anticipated that access will be improved through

the adjacent parcel (APN 055-042-34) which is owned by the applicant. The internal road network will be established through appropriate easements through a future mapping entitlement process.

The site is already capable of accommodating future traffic and is large enough to allow future development to include separate onsite drive aisles for ingress and egress for residential development. Future development of the project site would require additional site improvements including drainage facilities and would be evaluated based on the density and intensity of future development and designed to meet the minimum requirements outlined in Washoe County Development Code.

Sewer, Water, and Utilities

Adequate dry utilities to serve the site are available in the adjacent properties and can feasibly be extended to serve future development. This includes the extension of existing power and communication services into the project site from the adjacent properties. Water will be provided through the granting of water rights owned by the applicant and permitted wells for each parcel can be accommodated on a minimum 5-acre parcel. Additionally, it is anticipated that future development of a minimum 5-acre parcel would be able to accommodate residential septic system and leech fields for each parcel. These will be permitted prior to the development of the future parcels.

Subject Property's Surrounding Land Uses and Compatibility

Table 1: Surrounding regulatory zones and existing uses

Location	Regulatory Zone	Existing Use
North	General Rural	Residential
South	General Rural	Residential
West	Medium Density Rural	Residential
East	General Rural	Undeveloped/agricultural land

MASTER PLAN CONSISTENCY

The proposed master plan and regulatory zone amendment aligns with master plan policies as described in Table 2.

Table 2: Master Plan Element Conformance Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<i>The Vision Statement states- "Future residential and development should mirror the existing development pattern and density, with a focus on maintaining open space, supporting agriculture-related uses, maintaining opportunities for livestock and farm animal ownership, and providing trail connections."</i>	The proposal would allow the creation of large lots – minimum of 5 acres in size, which maintains the rural residential character of the area.

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

Table 3: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.		
LU 1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.		In addition to County-required noticing per NRS, the applicant held a duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage (https://neighborhood-washoe.hub.arcgis.com/) allows for an additional opportunity for community engagement and feedback for the project.
LU 1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).		Northern Nevada Public Health was provided the project application and information during the agency review period. No comments or concerns were received concerning the proposed regulatory zone amendment.

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the South Valleys Planning Area, as described in Table 4.

Table 4: Master Plan Conformance with South Valleys Planning Area Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Natural Cultural Resources Principle 1. Maintain scenic resources within the County.	
Policy 1.1 Collaborate with all planning partners to identify and protect the region's significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.	The proposed zoning amendment will not have a significant impact on viewsheds including ridge lines, buttes, mountains, and riparian corridors due to the relatively flat site and minimal future development potential.

Regional Plan Evaluation

The Truckee Meadows Regional Planning Agency (TMRPA) provided an initial review memo identifying policies relevant to the request and has not identified any potential conformance issues at this time.

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 using “Google Meet” on August 25, 2025. Not including the three (3) representatives of the homeowner/applicant, ten (10) people were in attendance. After a presentation on the intent and purpose of the requested amendment, clarifying questions were asked on future development potential, site access and drainage (applicant responded that future lot size and compatibility will be addressed as part of a future map application with the intent to have a maximum of four parcels), questions on process and how to provide comment. The applicant provided a copy of their presentation to several neighbors who provided their email, as well as a link to the HUB website for the recording of the meeting.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. No comments of concern or opposition were received.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
BLM - NV State Office	X			
Environmental Protection	X			
NDOT (Transportation)	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County GIS	X			
Washoe County Parks & Open Space	X	X		
Washoe County Water Rights Manager (All Apps)	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH EMS	X	X		
NNPH Environmental Health	X	X		
TMFPD	X	X		
Truckee Meadows Regional Planning	X	X		
AT&T	X	X		
NV Energy	X			

Public Comment

No public comment was received.

Staff Comment Master Plan 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 Master Plan and the South Valleys Planning Area. 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.

Staff Comment: The parcels to the north, south and east have a master plan of Rural, the parcels to the west have a master plan of Rural Residential. The proposed amendment will increase the acreage of RR master plan designated parcels in the area, allowing for similar development to that which exists today on adjoining parcels. The amendment will not conflict with the public's health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and commented that future development of the parcels will require individual onsite sewage disposal systems and domestic wells.

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 applicant is seeking a master plan amendment in order to allow for higher density residential uses. The applicant is requesting to increase the residential density to provide more housing to the area. This request aligns with similar development and previous requests within the surrounding vicinity and within in the South Valleys planning area.

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: There are some services available in the area including cable and power. There is sufficient room for adequate roadways to be developed via easements. Although there is no municipal water or sewer service in the area, the parcels created will be at least 5 acres and will need to develop/construct individual wells and septic systems. See Exhibit B. All impacted agencies, such as Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, Truckee Meadows Fire Protection District, Washoe County Parks and Open Space, received a notice of the application and no comments in opposition were received.

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 applicant is requesting to change the master plan designation on the parcels from Rural to Rural Residential; this change will allow for increased density that align with other parcels in the area, as detailed in the staff report. Higher residential density is currently found in the area and exists on adjacent parcels. The proposed amendment will continue to promote the desired pattern for the orderly physical growth of the County and continue to guide development of the County by increasing housing units.

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. 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 Master Plan and the South Valleys Planning Area. 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 public health, safety or welfare.

Staff Comment: The parcels to the north, south and east have a regulatory zoning of GR, the parcels to the west have a regulatory zoning of MDR. The proposed amendment will increase the acreage of MDR regulatory zoned parcels in the area. The amendment will not conflict with the public's health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and commented that future development of the parcels will require individual onsite sewage disposal systems and domestic wells (See Exhibit E).

3. Response to Changed 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.

Staff Comment: The proposed amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Envision Washoe Master Plan and complies with the 2019 Truckee Meadows Regional Plan. In addition, the 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by

approximately 6,840 dwelling units within the unincorporated County to support the population increase. Although the potential increased density is minimal, it will assist in addressing the need for additional housing. The proposed change of zoning is a response to the need for more housing, while still maintaining larger lots and rural character.

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.

Staff Comment: There are some services available in the area, i.e. cable and power. However, there is no water or sewer service in the area and as development occurs, parcels will need to develop/construct individual wells and septic systems. See Exhibit B. All impacted agencies, such as Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, Truckee Meadows Fire Protection District, Washoe County Parks and Open Space, received a notice of the application and no comments in opposition were received.

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.

Staff Comment: The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.

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.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for the expansion of MDR regulatory zoning in the area. The MDR regulatory zoning, while increasing the potential density, will still maintain a rural character with one dwelling unit per 5-acre density.

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.

Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.

Master Plan Amendment 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 for November 14, 2025.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC Section 110.821.20. Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is sent to the last known addresses of such real property owners, as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 42 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

Notice was also 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 at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0004. 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 Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0004, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA25-0004 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 (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.

Regulatory Zone Amendment Recommendation

After a thorough analysis and review, it is recommended that the proposed regulatory zone amendment be recommended for adoption by 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 WRZA25-0005, having made all of the findings set forth in Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0005 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,
SOUTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA25-0004), AND
RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 25-18

Whereas, Master Plan Amendment Case Number WMPA25-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on December 2, 2025; 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 WMPA25-0004, 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.

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 WMPA25-0004, 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,

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on December 2, 2025

WASHOE COUNTY PLANNING COMMISSION

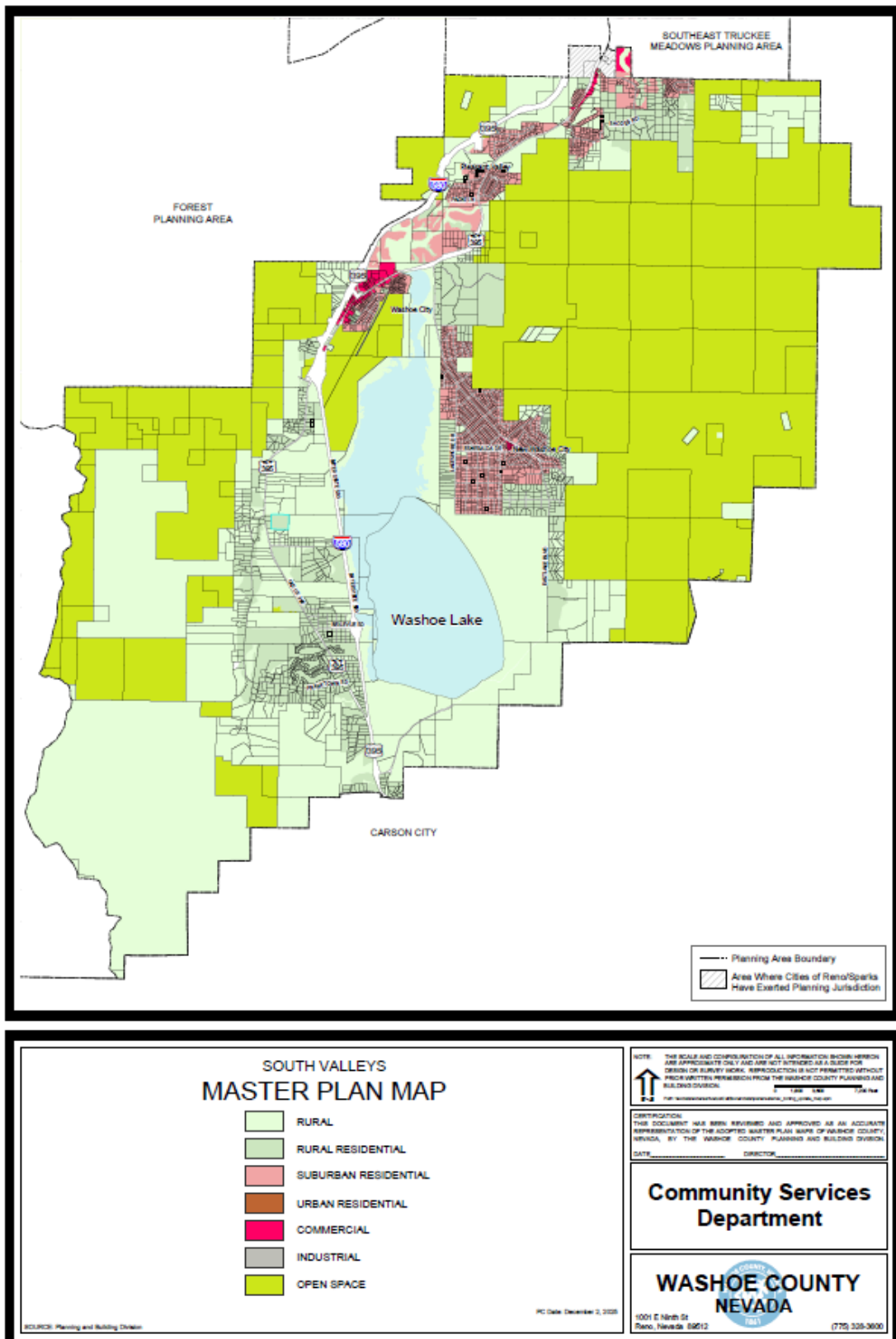
ATTEST:

Trevor Lloyd, Secretary

Dan Lazzareschi, Chair

Attachment: Exhibit A – Area Plan Master Plan Map

Exhibit A, WMPA25-0004





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

**RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE
NUMBER WRZA25-0005 AND THE AMENDED SOUTH VALLEYS AREA PLAN
REGULATORY ZONE MAP**

Resolution Number 25-19

Whereas Regulatory Zone Amendment Case Number WRZA25-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on December 2, 2025; 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 (WMPA25-0005) 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 WRZA25-0005 and the amended South Valleys Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 2, 2025.

WASHOE COUNTY PLANNING COMMISSION

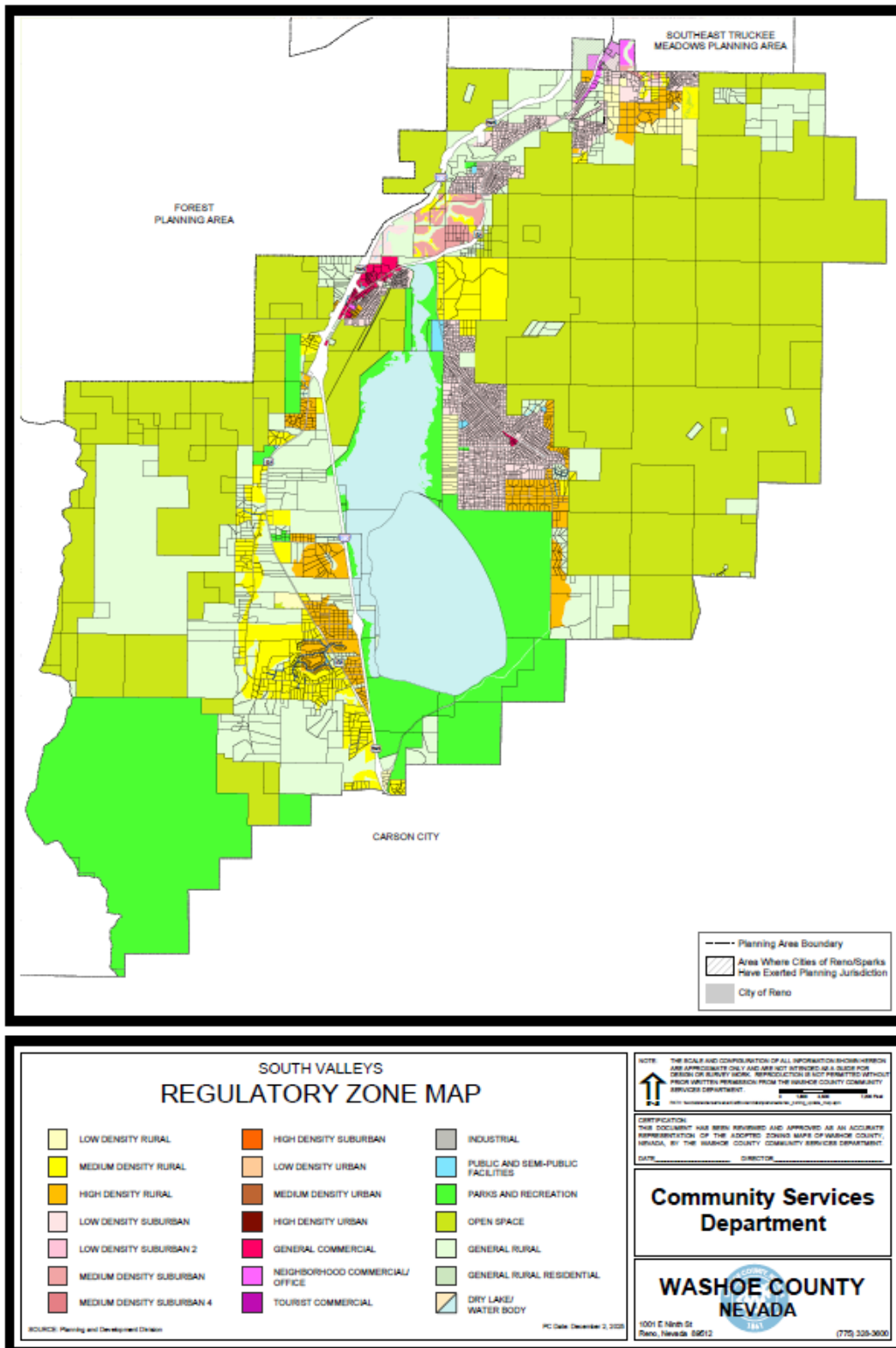
ATTEST:

Trevor Lloyd, Secretary

Dan Lazzareschi, Chair

Attachment: Exhibit A – South Valleys Area Plan Regulatory Zone Map

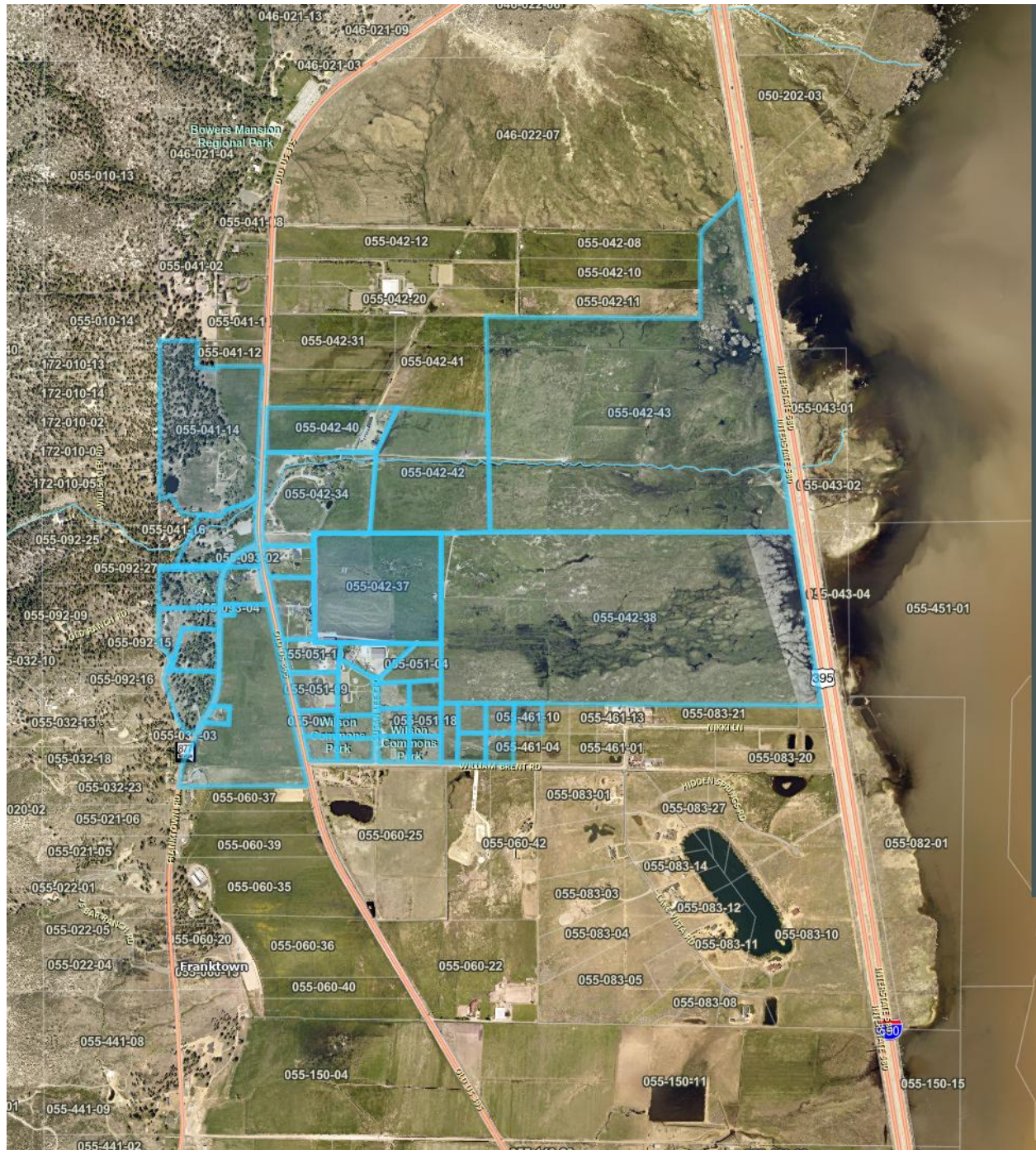
Exhibit A, WRZA25-0005



South Valleys Area Plan Regulatory Zone Map

Public Notice

Pursuant to Washoe County Code Section 110.820.23 and 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 1,300-foot radius of the subject property, noticing 42 separate property owners.



From: [COOPER, CLIFFORD E](#)
To: [Weiche, Courtney](#)
Subject: WMPA25-0004 (Sunset Ranch)
Date: Friday, September 19, 2025 11:44:33 AM
Attachments: [image001.png](#)

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

[Report Suspicious](#)

Courtney,
AT&T does not have any adverse comments regarding this proposal.
Thanks,

CLIFF COOPER
SR SPECIALIST-OSP DESIGN ENGINEER
AT&T NEVADA
1375 Capital Blvd rm 115
Reno, NV 89502
ROW Office: 775-453-7578
Cell: 775-200-6015
Email: cc2132@att.com
TEXTING and DRIVING...It Can Wait

From: BROOK, SHANNON R <sb2565@att.com>
Sent: Thursday, September 18, 2025 12:47 PM
To: COOPER, CLIFFORD E <cc2132@att.com>
Subject: FW: FSM25001 Mark IV Phase C

For your review.

From: Lisa Warner <lwarnar@cityoffernley.org>
Sent: Thursday, September 18, 2025 10:19 AM
To: Lydia Altick <laltick@cityoffernley.org>; Lisa Warner <lwarnar@cityoffernley.org>; Michele Rambo <mrambo@cityoffernley.org>; Alisa Johansson <ajohansson@cityoffernley.org>; James Umbach <jumbach@cityoffernley.org>; Treston Rodriguez <trerodriguez@cityoffernley.org>; Barry Williams <bwilliams@cityoffernley.org>; Olivia John <ojohn@cityoffernley.org>; Maria Paz Fernandez <mpazfernandez@cityoffernley.org>; Alex Lopez Martinez <almartinez@cityoffernley.org>; Tasha Lowrey <tlowrey@cityoffernley.org>; Chuck Reno <creno@dowl.com>; Charity Birkel <cbirkel@cityoffernley.org>; Jessica Murdock <jmurdock@cityoffernley.org>; Kaitlin Constantine <kconstantine@dowl.com>; Lisa Pruitt <lp Pruitt@dowl.com>; Aaron Wilson <allpointsgill@gmail.com>;

From: [Program, EMS](#)
To: [Weiche, Courtney](#)
Cc: [Program, EMS](#)
Subject: FW: September Agency Review Memo II - Master Plan Amendment Case Number WMPA25-0004 and Regulatory Zone Amendment Case Number WRZA25-0005 (Sunset Ranch)
Date: Wednesday, September 24, 2025 12:17:32 PM
Attachments: [September Agency Review Memo II.pdf](#)
[image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)

Good Afternoon,

The EMS Program has reviewed the September Agency Review Memo II - Master Plan Amendment Case Number WMPA25-0004 and Regulatory Zone Amendment Case Number WRZA25-0005 (Sunset Ranch), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Population Health Division

O: 775-326-6049
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](#) | [f](#) [f](#) [@](#) [X](#) [in](#)

[Click here to take our customer satisfaction survey](#)

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Thursday, September 18, 2025 12:57 PM
To: Huff, Shawn <SHuff@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Pekar, Faye-Marie <FPekar@washoecounty.gov>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Ertell, Doreen <DErtell@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Rigdon, Kimberly <KRigdon@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Barrett-



Date: September 26, 2025

To: Courtney Weiche, Senior Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer
Robert Wimer, P.E., Licensed Engineer

Re: Master Plan Amendment WMPA25-0004; Regulatory Zone Amendment WRZA25-0005
APN 055-042-37

GENERAL PROJECT DISCUSSION

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.

From: [Pekar, Faye-Marie](#)
To: [Weiche, Courtney](#)
Subject: Master Plan Amendment Case Number WMPA25-0004 and Regulatory Zone Amendment Case Number WRZA25-0005 (Sunset Ranch)
Date: Wednesday, September 24, 2025 4:35:42 PM
Attachments: [Outlook-xzun0awr.png](#)
[Outlook-detsq5xw.png](#)
[Outlook-zmkjow5n.png](#)
[Outlook-s33o3w4e.png](#)
[Outlook-wuymbwag.png](#)

Hi Courtney,

I have reviewed WMPA25-0004 and Regulatory Zone Amendment Case Number WRZA25-0005 (Sunset Ranch) on behalf of Parks. I do not have any comments to provide.

Thank you,

Faye-Marie



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3611
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [**WASHOE STAR**](#)

From: [Donohue, Jen](#)
To: [Weiche, Courtney](#)
Subject: Fw: WRZA25-0005 (Sunset Ranch)
Date: Thursday, September 25, 2025 8:57:30 PM

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/>

- a. Fire apparatus access roads shall be provided and maintained per IFC Section 503 and Appendix D. Given the private unpaved access road currently serving the site, improvements and dedication of access easements will be required at mapping or the building stage. Secondary access may be required depending on final road lengths, grades and fire flow availability.
- b. Water supply shall be provided per IFC Section 507 and Appendix B and C.
- c. Automatic fire sprinkler protection may be required for future dwellings in compliance with IFC 903.2 and TMFPD amendments.

Thank you.

Jen Donohue

Fire Plans Examiner | Truckee Meadows Fire & Rescue

jdonohue@tmfpd.us | Cell: 775.447-5780

3663 Barron Way, Reno, NV 89511



Date: September 24, 2025

To: Courtney Weiche, Senior Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Master Plan Amendment Case Number WMPA25-0004 and Regulatory Zone
Amendment Case Number WRZA25-0005 (Sunset Ranch)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to:

(1)

Adopt an amendment to the Washoe County Master Plan, South Valleys Master Plan Land Use Map, to change the master plan land use designation for a ±41.7 -acre parcel (APN: 055-042-37) from Rural (R) to Rural Residential (RR); and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

And

(2)

Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to change the regulatory zoning on the same parcel from General Rural (GR) to Medium Density Rural (MDR); if approved, authorize the chair to sign a resolution to this effect.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

There are no water rights conditions for this amendment. Water rights will need to be relinquished in support of any subdivision of the subject parcel.

Sunset Ranch

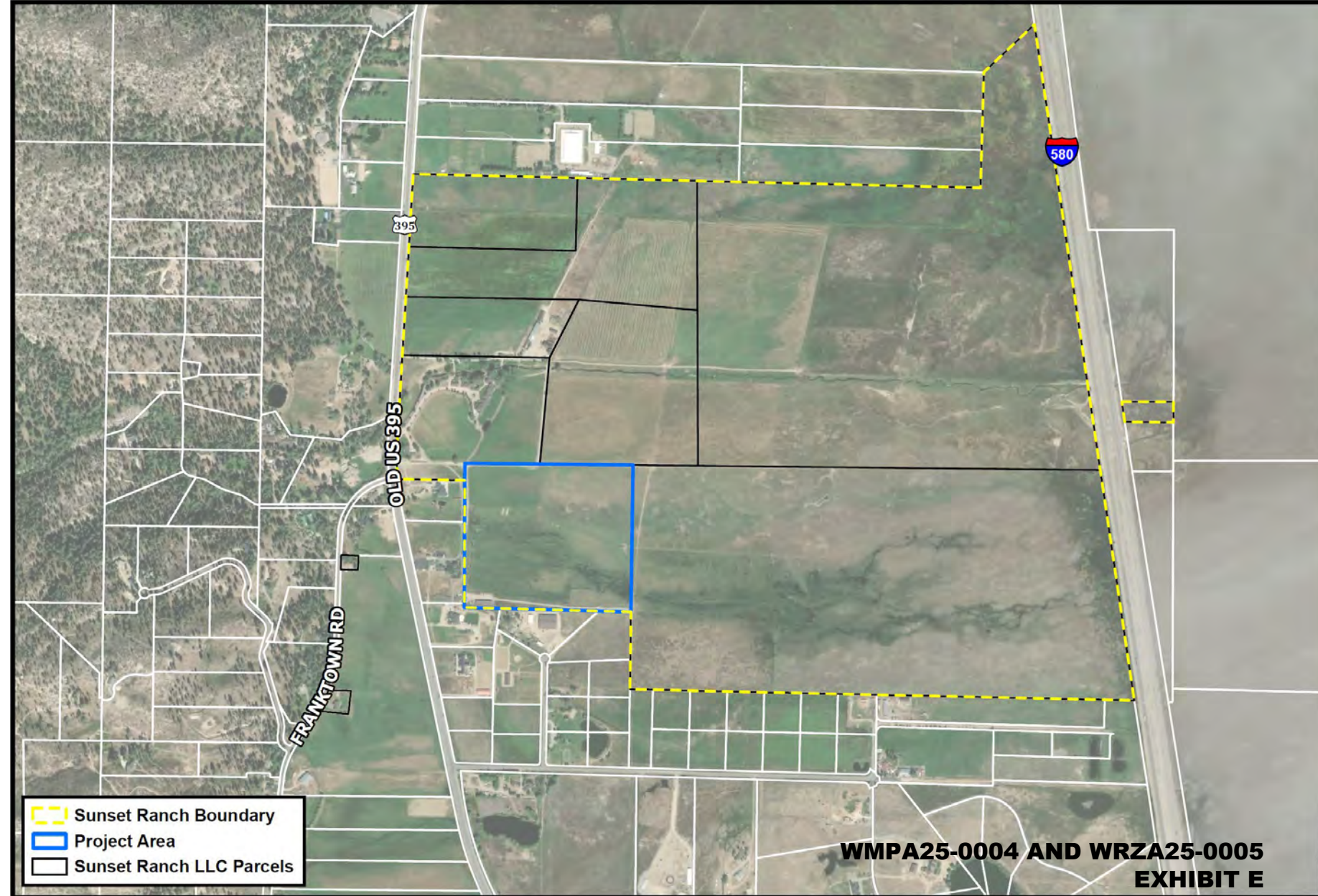
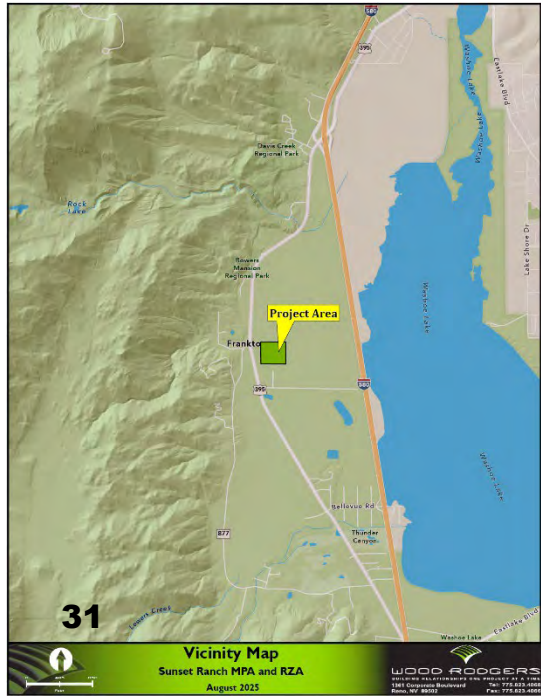
Master Plan Amendment & Zone Change

Washoe County
Neighborhood Meeting
August 25, 2025

Location

West Washoe Valley

- » East of Frank Town Road and Old US 395 intersection (north)
- » Sunset Ranch LLC (±578 acres)

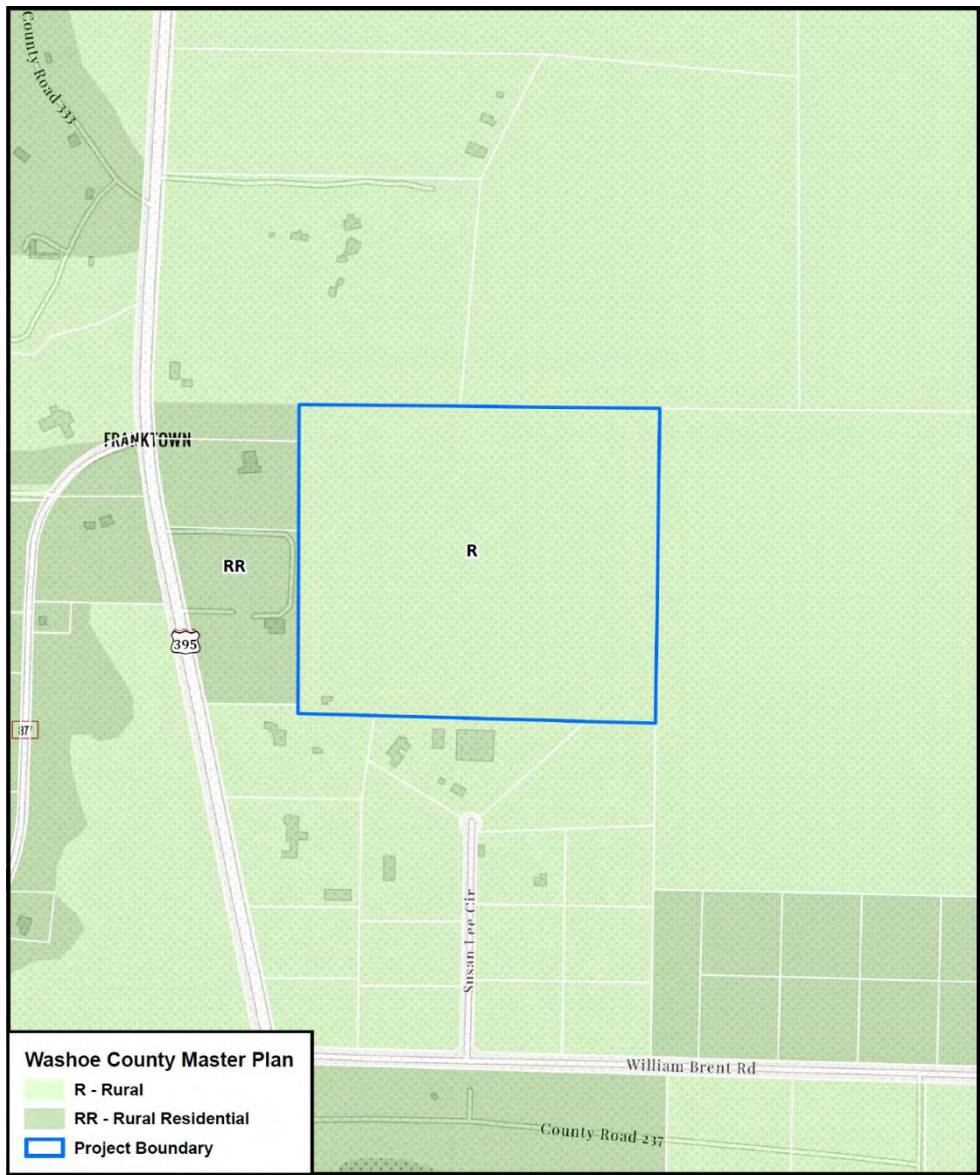


Project Parcel

- » APN 055-042-37
- » One parcel of the Sunset Ranch properties
- » ±41.7-acres

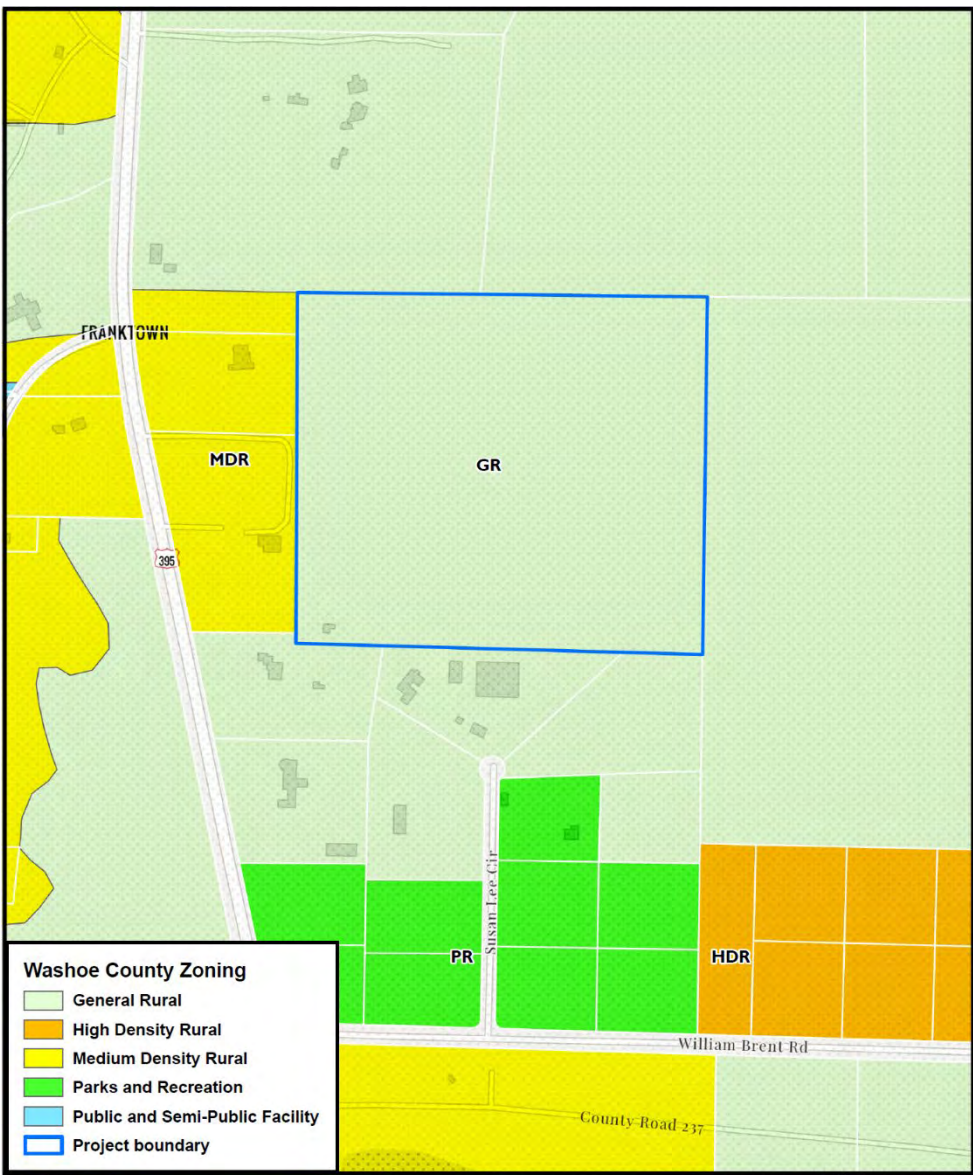


Current Master Plan & Zoning



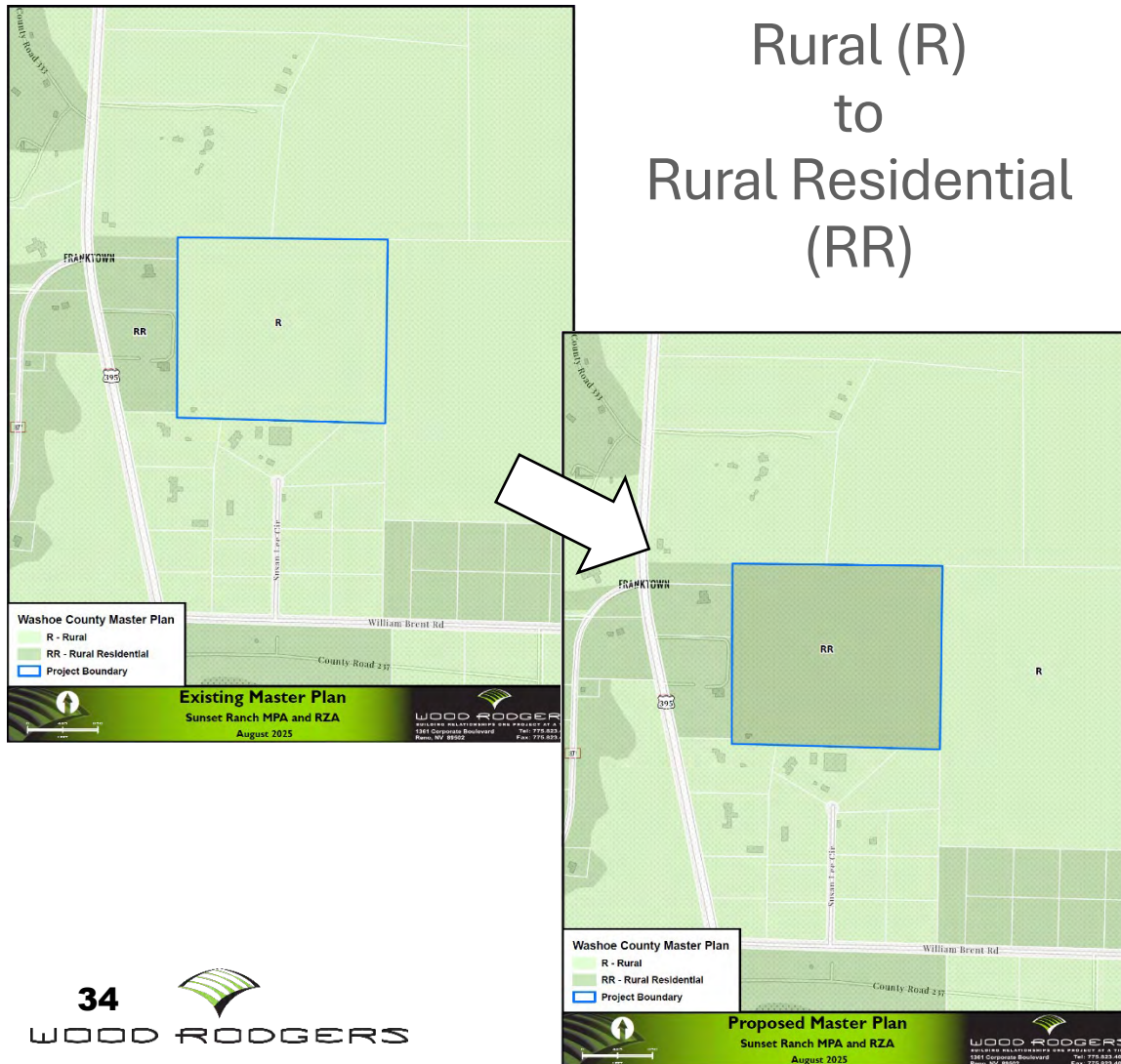
Master Plan:
Rural (R)

Zoning:
General Rural (GR)



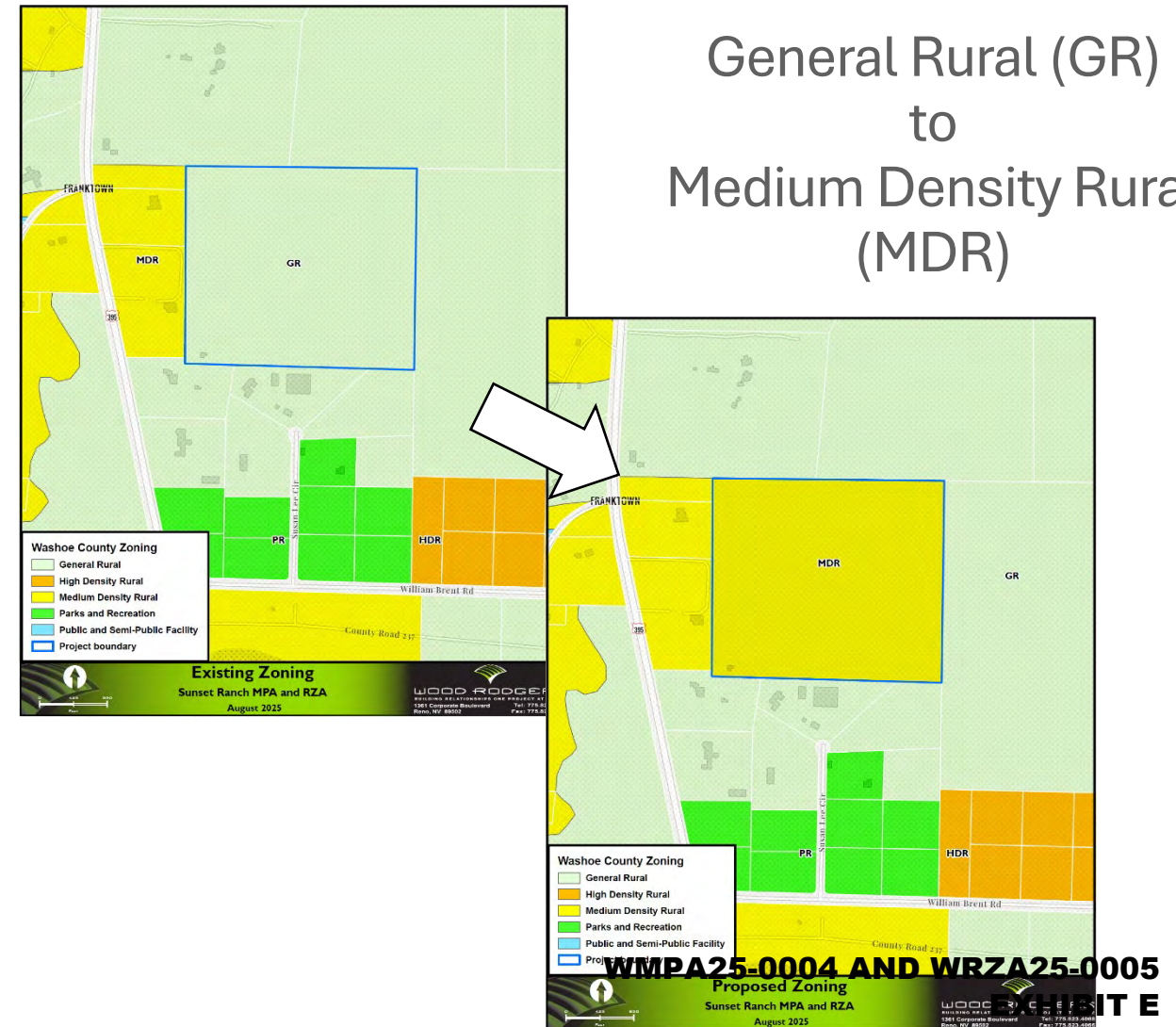
Master Plan Amendment (MPA):

Rural (R)
to
Rural Residential
(RR)



Regulatory Zone Amendment (RZA):

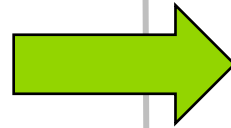
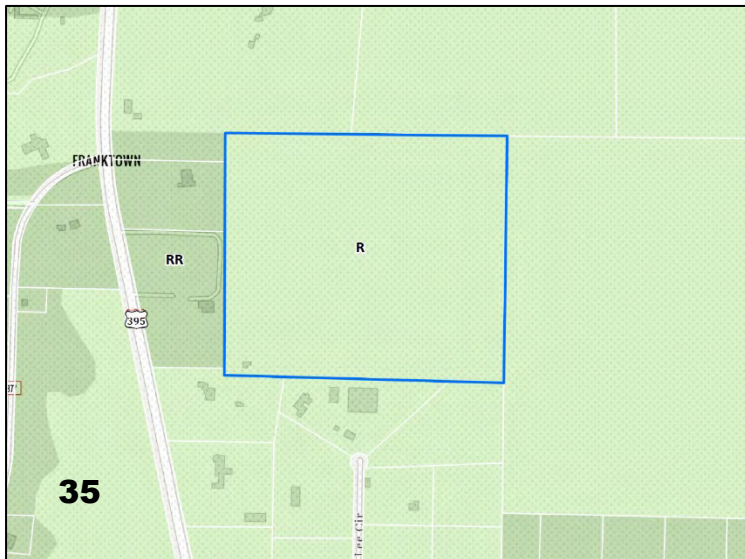
General Rural (GR)
to
Medium Density Rural
(MDR)



Master Plan Amendment

» Current **Rural** Master Plan only allows zoning with minimum 40 acre lots:

- General Rural (GR)
- General Rural Agriculture
- Public & Semi-Public Facilities
- Parks and Recreation
- Specific Plan
- Open Space



» Proposed **Rural Residential** Master Plan allows zoning compatible to surrounding uses:

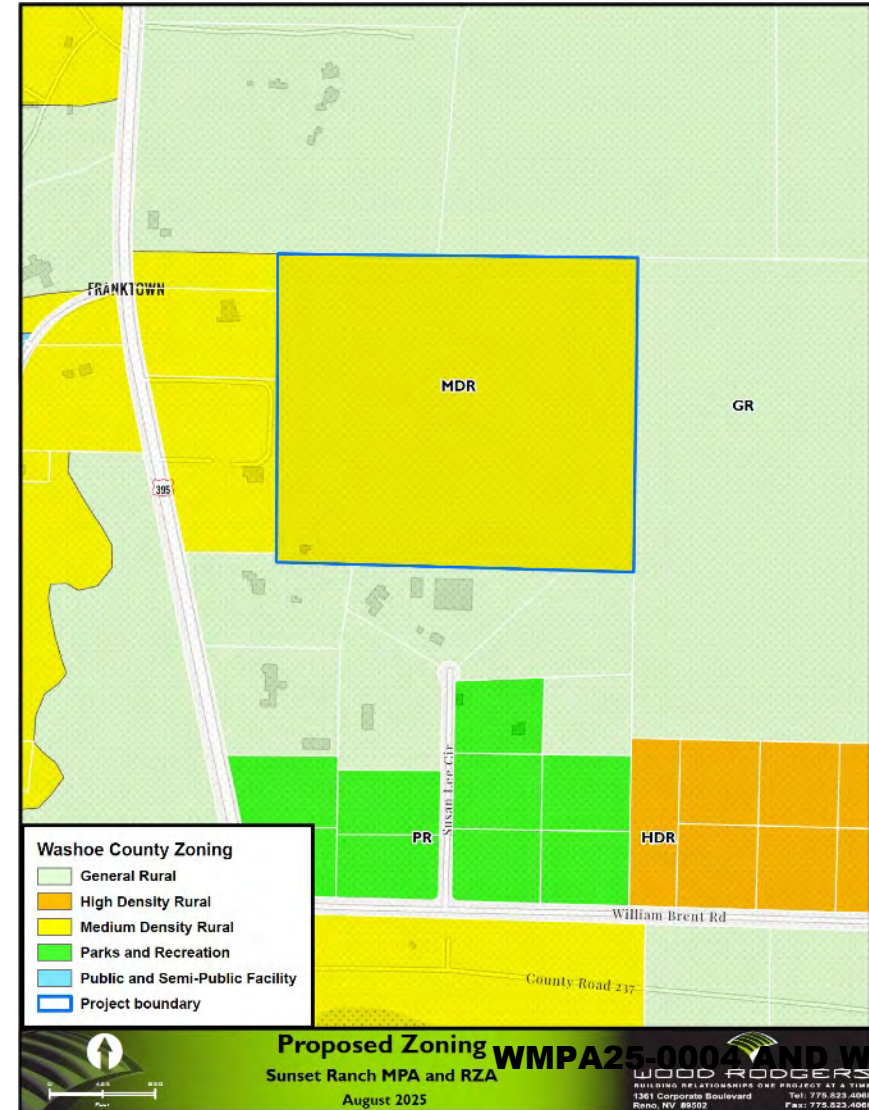
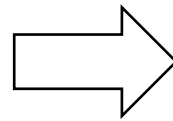
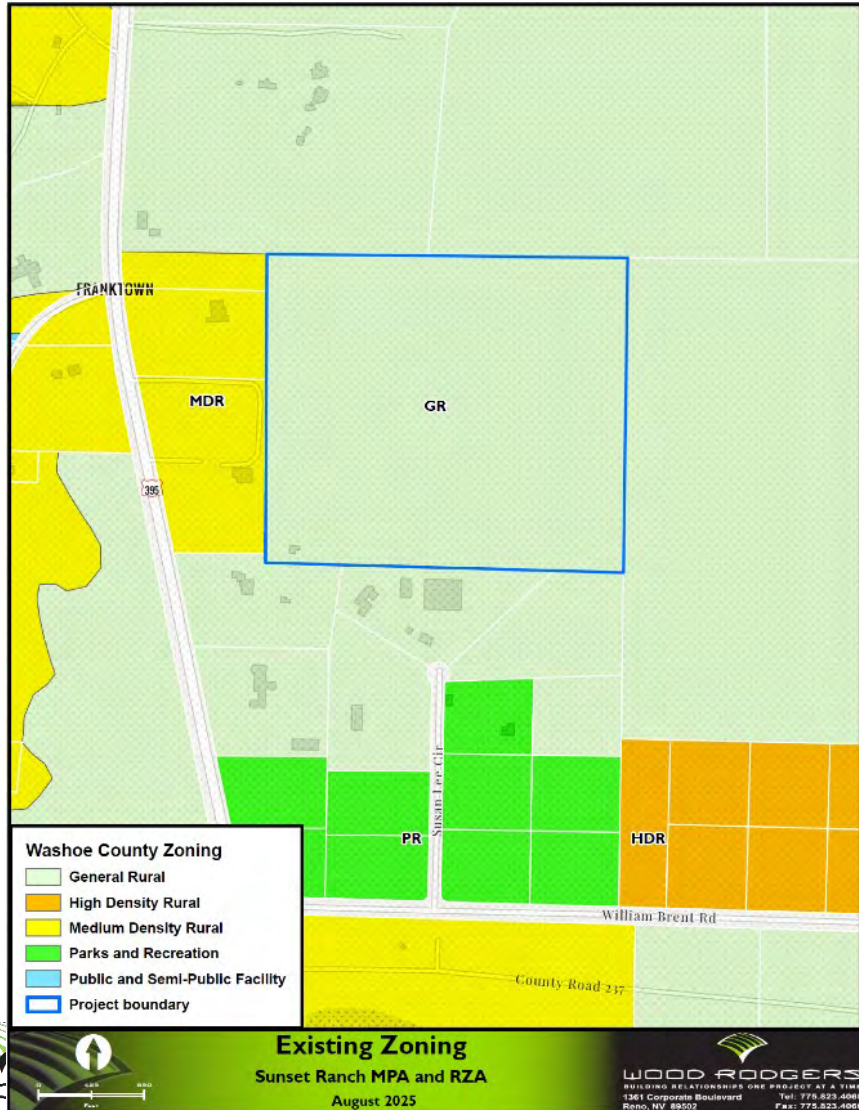
- Low Density Rural
- Medium Density Rural (MDR)
- High Density Rural
- Public & Semi-Public Facilities
- Parks and Recreation
- Specific Plan
- Open Space



Regulatory Zone Amendment

Attachment E
Page 36

General Rural (GR) to Medium Density Rural (MDR)



Regulatory Zone Amendment

Attachment E
Page 37

» Current **General Rural (GR)** zoning only allows minimum 40-acre residential lots.

» Proposed **Medium Density Rural (MDR)** zoning allows a minimum of 4-acre lots.

- Compatible with zoning to the west along Old US 395
- Avoids “spot zoning”
- Minimum 5 acres lots allowed on well and septic
- Allowed uses in the MDR zone are more limited than what is currently allowed in the existing GR zone

REGULATORY ZONE DEVELOPMENT STANDARDS								
Regulatory Zones	Title	Yards – Setbacks*			Maximum Height (feet)	Maximum Density/Intensity (du/ac)	Minimum Lot Size ²	Minimum Lot Width (feet)
		Front (feet)	Side (feet)	Rear (feet)				
LDR	Low Density Rural	30	50	30	35	0.1	8 ac	250
MDR	Medium Density Rural	30	15	30	35	0.2	4 ac	200
HDR	High Density Rural	30	15	30	35	0.4	2 ac	150
LDS	Low Density Suburban	30	12	30	35	1	35,000 sf	120
LDS/2	Low Density Suburban/2	30	10	30	35	2	17,500 sf	100
MDS	Medium Density Suburban	20	8	20	35	3c	12,000 sf	65
MDS/4	Medium Density Suburban/4	20	7	20	35	4d	9,000 sf	60
HDS	High Density Suburban	20e	5	10	35	7a	5,000 sf	50
LDU	Low Density Urban	15	5	10	40	10b	3,700 sf	45
MDU	Medium Density Urban	15	5	10	70	21	3,700 sf	45
HDU	High Density Urban	15	5	10	70	42	3,700 sf	40
GC	General Commercial	10	10	10	80	N/A	10,000 sf	75
NC	Neighborhood Comm/Office	15	15	20	60	5	10,000 sf	75
TC	Tourist Commercial	20	10	10	45	N/A	10,000 sf	100
I	Industrial	15	10	15	65	N/A	10,000 sf	100
PSP	Public Semi Public Facilities	20	15	20	65	N/A	N/A	100
PR	Parks and Recreation	20	15	20	65	N/A	N/A	N/A
OS	Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
GR	General Rural	30	50	30	35	0.025	40 ac	660
GRA	General Rural Agricultural	30	50	30	35	0.025	40 ac	660
SP	Specific Plan	See Development Standards identified for each individual Specific Plan.						

WMPA25-0004 AND WRZA25-0005
EXHIBIT E

- ✓ Neighborhood Meeting (Today, August 25th)
- ☐ Submit Master Plan Amendment (MPA) and Regulatory Zone Amendment (ZMA) Application to Washoe County
 - September 8th
- ☐ County staff reviews request and publishes staff report with recommendation to Planning Commission
- ☐ Planning Commission Meeting for MPA and RZA
 - Tentative date (November 4th)
- ☐ Board of County Commissioners Meeting
- ☐ Truckee Meadows Regional Planning Agency (TMRPA), Regional Planning Commission Meeting (MPA)

Sunset Ranch MPA & RZA

Attachment E
Page 39

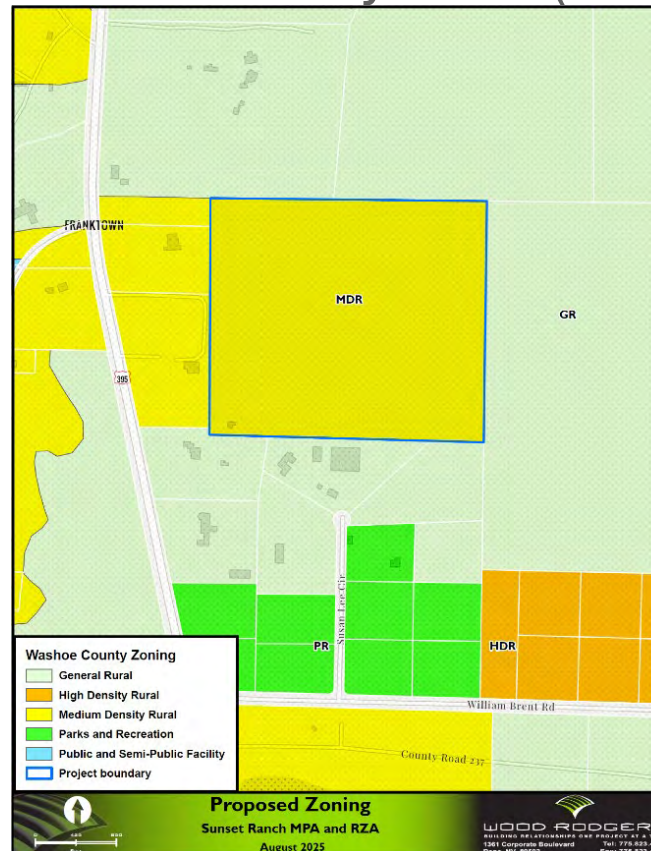
Master Plan:

Rural (R)
to
Rural Residential (RR)



Zoning:

General Rural (GR)
to
Medium Density Rural (MDR)



Comments/Questions:

Eric Hasty

ehasty@woodrogers.com

775.823.9770

Washoe County Contact:

Christopher Bronczyk
Planner

cbronczyk@washoecounty.us

775.328.3612

Washoe County HUB:

<https://neighborhood-washoe.hub.arcgis.com>

WMPA25-0004 AND WRZA25-0005

EXHIBIT E

SUMMARYProject Name: Sunset Ranch MPA & RZAMeeting Location: Virtual (zoom)Meeting Date: 8/25/2025Virtual Meeting Option Provided: ☒ YES ☐ NOHosted By (Name): Eric Hasty (Company): Wood RodgersContact (Email): ehasty@woodrogers.com (Phone): 775-823-9770**Public Concerns:**

1. Site access from US 395, future development, and the loss of agricultural land in West Washoe Valley.
2. Questions about how to provide comments regarding the request to Washoe County Staff/Representatives.
3. Concerns about future lot size and compatibility with the existing lots in West Washoe Valley.
4. Environmental impacts and potential drainage impacts caused by future development.
5.

Changes Made to Proposal (if applicable):

1. Site access and potential future development allowed in the MDR zone will be addressed in application.
2. The process, future public meetings, staff's contact information, and the HUB website were shared with the group.
3. Future lot size and compatibility with adjacent properties will be addressed in the application.
4. Future development will be discussed in the application.
5.

Any Additional Comments:

A copy of presentation was shared with several neighbors who provided their email and a recording of the
meeting has been provided on the HUB website.

Attachment E
Page 41

FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
	SUNSET RANCH LLC	4814 OLD US HIGHWAY 395		WASHOE VALLEY	NV	89704
	WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
	COLONNA LIVING TRUST	855 WASHOE DR		WASHOE VALLEY	NV	89704
PETER A	TRAPOLINO TRUST et al	100 WILL SAUER RD	C/O COURTNEY WEBB	WASHOE VALLEY	NV	89704
RYAN & HAYLEY	MARX et al	4955 OLD US HIGHWAY 395 N		WASHOE VALLEY	NV	89704
VERONICA J	VAN HORN TRIPLETT et al	4850 OLD US HIGHWAY 395 N		WASHOE VALLEY	NV	89704
DAVID	SCHMENK LIVING TRUST	1445 TIROL DR		INCLINE VILLAGE	NV	89451
ROBERT E	YARHI	11005 STEAD BLVD		RENO	NV	89506
	CAVIN FAMILY 2019 TRUST	4790 FRANKTOWN RD		WASHOE VALLEY	NV	89704
DAVID	SCHMENK LIVING TRUST	1445 TIROL DR		INCLINE VILLAGE	NV	89451
SUSAN	HOFFMAN LIVING TRUST et al	2500 OLD RANCH RD		WASHOE VALLEY	NV	89704
	DAVIS FAMILY TRUST	2094 E DESERT GARDEN DR		TUCSON	AZ	85718
JOHN S & LINDA E	KIJEWSKI	18035 LAKE VISTA RD		WASHOE VALLEY	NV	89704
HENRY V SR	BECKER TRUST	4785 FRANKTOWN RD		WASHOE VALLEY	NV	89704
SAM	CHACON 2017 FAMILY TRUST	40 WILL SAUER RD		WASHOE VALLEY	NV	89704
	400 WILLIAM BRENT LLC	963 TOPSEY LN STE 306 #312		CARSON CITY	NV	89705
	APSARA FARMS LLC	5005 OLD US HIGHWAY 395 N		WASHOE VALLEY	NV	89704
	BULL RUN LTD PTSP	963 TOPSY LN STE 366	C/O JEFF ROSENBERY GP	CARSON CITY	NV	89705
	BITTMAN FAMILY TRUST	2600 OLD RANCH RD		WASHOE VALLEY	NV	89704
	LEE FAMILY TRUST	4935 OLD US HIGHWAY 395		WASHOE VALLEY	NV	89704
	BLUEBERG FAMILY TRUST	4841 FRANKTOWN RD		WASHOE VALLEY	NV	89704
JESSE	HILKER et al	2250 PEAVINE CREEK RD		RENO	NV	89523
	HEALY FAMILY TRUST et al	4957 FRANKTOWN RD		WASHOE VALLEY	NV	89704
TRAVIS J & KATHRYN A	ELLIOTT	4705 OLD US HIGHWAY 395 N		WASHOE VALLEY	NV	89704
JOSEPH G & CAROL J	GANZ	4965 FRANKTOWN RD		WASHOE VALLEY	NV	89704
MELVIN L & REBECCA F	WILLIAMS	4799 FRANKTOWN RD		WASHOE VALLEY	NV	89704
	PITTS FAMILY TRUST	4765 FRANKTOWN RD		WASHOE VALLEY	NV	89704
ROBERT E	YARHI	11005 STEAD BLVD		RENO	NV	89506
	KEEGAN FAMILY 2019 TRUST	4955 SUSAN LEE CIR		WASHOE VALLEY	NV	89704
	VAN HORN LIVING TRUST	4840 OLD US HIGHWAY 395 N		WASHOE VALLEY	NV	89704
	ATJ HOLDINGS LLC	10411 CHADWELL DR		RENO	NV	89521
LEBO	NEWMAN	4795 FRANKTOWN RD		WASHOE VALLEY	NV	89704
CATHERINE C	FAWCETT TRUST	60 WILL SAUER RD		WASHOE VALLEY	NV	89704
MICHAEL C & KRISTINA N	JERAULD	4951 FRANKTOWN RD		WASHOE VALLEY	NV	89704
JOHN A	WARREN	4755 OLD US HIGHWAY 395 N		WASHOE VALLEY	NV	89704
KRYSTINA D	HASHIMOTO TRUST	1426 FOOTHILL RD		RENO	NV	89511
	C BRONCZYK	WASHOE COUNTY CSD - PLANNING	1001 E 9TH ST, BLDG A		RENO	NV 89512
	DISTRICT 2	WASHOE COUNTY MANAGER'S OFFICE	1001 E 9TH ST, BLDG A	ATTN: COMMISSIONER CLARK	RENO	NV 89512
	COMMISSIONER SUPPORT	WASHOE COUNTY MANAGER'S OFFICE	1001 E 9TH ST, BLDG A	ATTN: DISTRICT #2	RENO	NV 89512

Neighborhood Meeting

Dear Property Owner:

You are invited to attend a virtual neighborhood meeting to discuss a proposed master plan and regulatory zone amendment in your area. This is your opportunity to review the proposal, ask questions and provide feedback prior to submittal of a formal application.

Neighborhood Meeting Information:

5:30 pm, MONDAY, August 25, 2025

Via Zoom: <https://bit.ly/4m8LaoB>

Project Description:

This project site is located at 5000 Old US 395 in Washoe Valley the intersection of Old US 395 and Franktown Road (APN 055-042-37). The subject parcel is approximately 42 acres and has a Washoe County master plan designation of Rural (R) and a zoning designation of General Rural (GR). To facilitate future development of the site, the property owner plans to submit a master plan amendment to Rural Residential and a regulatory zone amendment to Medium Density Rural (MDR), allowing a minimum lot size of 4 acres and a maximum density of one unit per 5 acres. The proposed change to MDR would be consistent with the adjacent parcels to the west that are currently zoned MDR.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Stacie Huggins, shuggins@woodrogers.com, 775-823-5258.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner Chris Bronczyk: cbronczyk@washoecounty.gov or 775-328-6100.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Neighborhood Meeting

Dear Property Owner:

You are invited to attend a virtual neighborhood meeting to discuss a proposed master plan and regulatory zone amendment in your area. This is your opportunity to review the proposal, ask questions and provide feedback prior to submittal of a formal application.

Neighborhood Meeting Information:

5:30 pm, MONDAY, August 25, 2025

Via Zoom: <https://bit.ly/4m8LaoB>

Project Description:

This project site is located at 5000 Old US 395 in Washoe Valley the intersection of Old US 395 and Franktown Road (APN 055-042-37). The subject parcel is approximately 42 acres and has a Washoe County master plan designation of Rural (R) and a zoning designation of General Rural (GR). To facilitate future development of the site, the property owner plans to submit a master plan amendment to Rural Residential and a regulatory zone amendment to Medium Density Rural (MDR), allowing a minimum lot size of 4 acres and a maximum density of one unit per 5 acres. The proposed change to MDR would be consistent with the adjacent parcels to the west that are currently zoned MDR.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Stacie Huggins, shuggins@woodrogers.com, 775-823-5258.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner Chris Bronczyk: cbronczyk@washoecounty.gov or 775-328-6100.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Neighborhood Meeting

Dear Property Owner:

You are invited to attend a virtual neighborhood meeting to discuss a proposed master plan and regulatory zone amendment in your area. This is your opportunity to review the proposal, ask questions and provide feedback prior to submittal of a formal application.

Neighborhood Meeting Information:

5:30 pm, MONDAY, August 25, 2025

Via Zoom: <https://bit.ly/4m8LaoB>

Project Description:

This project site is located at 5000 Old US 395 in Washoe Valley the intersection of Old US 395 and Franktown Road (APN 055-042-37). The subject parcel is approximately 42 acres and has a Washoe County master plan designation of Rural (R) and a zoning designation of General Rural (GR). To facilitate future development of the site, the property owner plans to submit a master plan amendment to Rural Residential and a regulatory zone amendment to Medium Density Rural (MDR), allowing a minimum lot size of 4 acres and a maximum density of one unit per 5 acres. The proposed change to MDR would be consistent with the adjacent parcels to the west that are currently zoned MDR.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Stacie Huggins, shuggins@woodrogers.com, 775-823-5258.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner Chris Bronczyk: cbronczyk@washoecounty.gov or 775-328-6100.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Neighborhood Meeting

Dear Property Owner:

You are invited to attend a virtual neighborhood meeting to discuss a proposed master plan and regulatory zone amendment in your area. This is your opportunity to review the proposal, ask questions and provide feedback prior to submittal of a formal application.

Neighborhood Meeting Information:

5:30 pm, MONDAY, August 25, 2025

Via Zoom: <https://bit.ly/4m8LaoB>

Project Description:

This project site is located at 5000 Old US 395 in Washoe Valley the intersection of Old US 395 and Franktown Road (APN 055-042-37). The subject parcel is approximately 42 acres and has a Washoe County master plan designation of Rural (R) and a zoning designation of General Rural (GR). To facilitate future development of the site, the property owner plans to submit a master plan amendment to Rural Residential and a regulatory zone amendment to Medium Density Rural (MDR), allowing a minimum lot size of 4 acres and a maximum density of one unit per 5 acres. The proposed change to MDR would be consistent with the adjacent parcels to the west that are currently zoned MDR.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Stacie Huggins, shuggins@woodrogers.com, 775-823-5258.

Note this is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner Chris Bronczyk: cbronczyk@washoecounty.gov or 775-328-6100.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066

Attachment E
Page 43



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1361 Corporate Blvd Tel: 775.823.4068
Reno, NV 89502 Fax: 775.823.4066





Aerial Map

Sunset Ranch MPA and RZA

August 2025

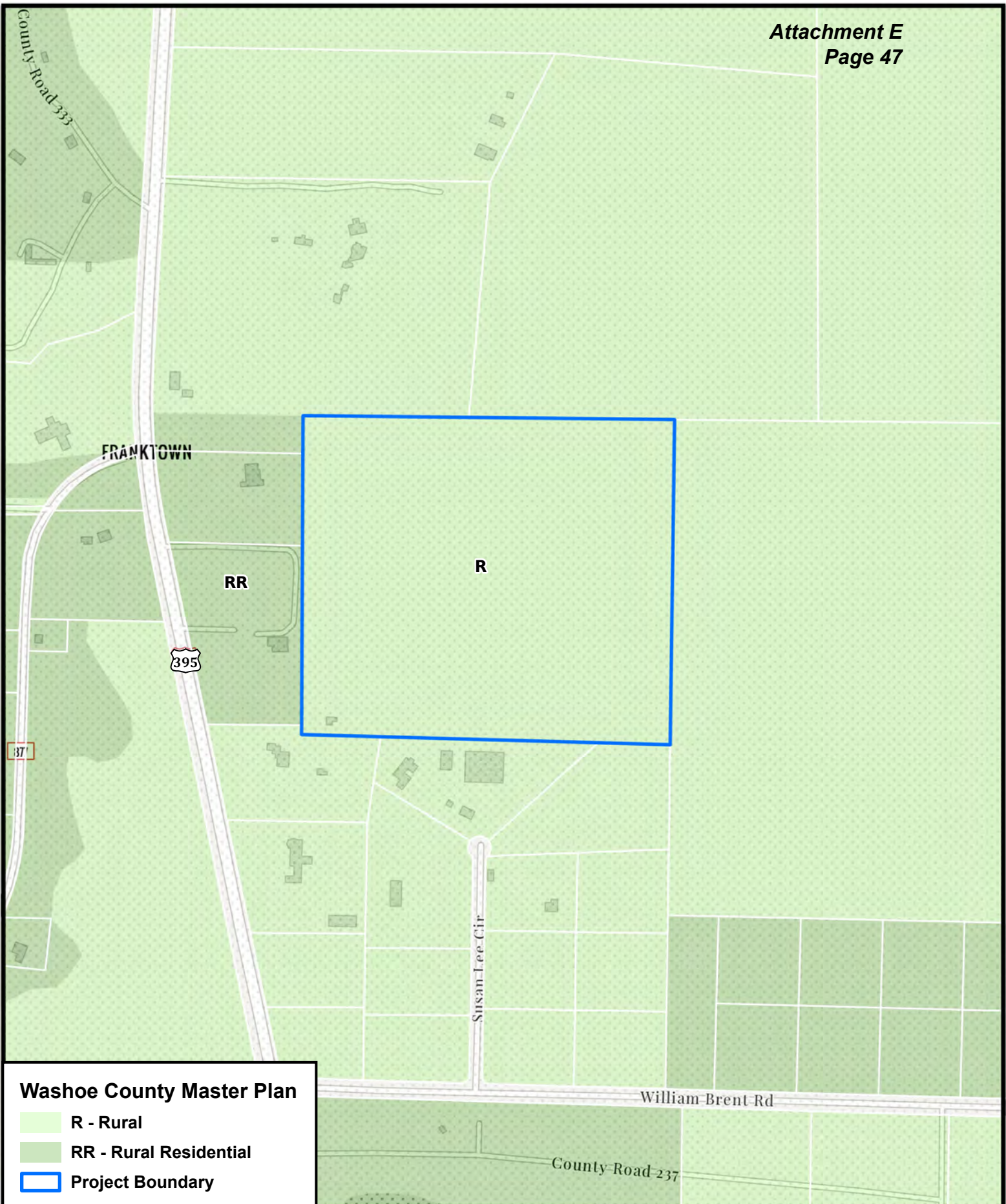


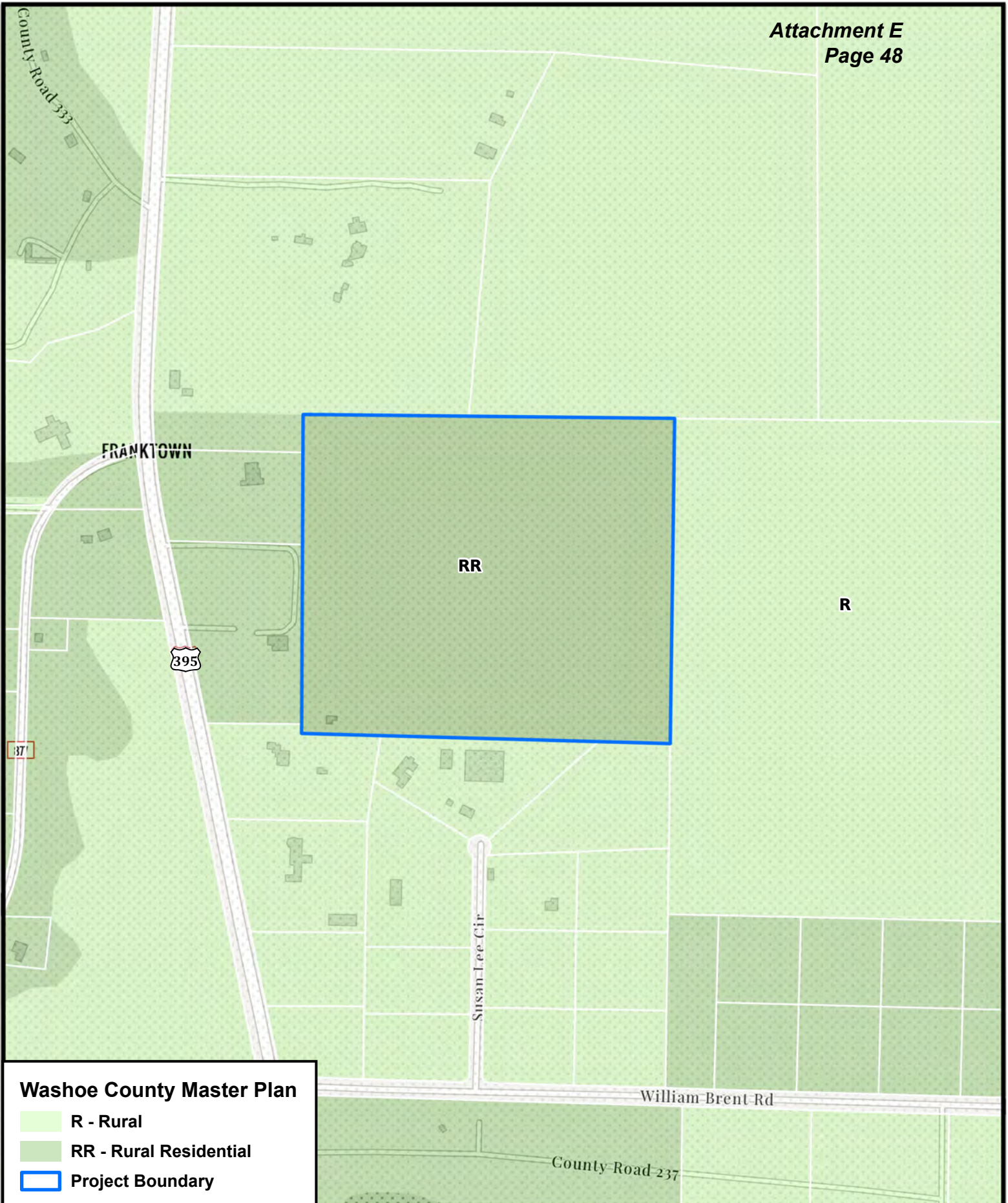
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

WMPA25-00014 **WRZA25-0001**

EXHIBIT E







Proposed Master Plan

Sunset Ranch MPA and RZA

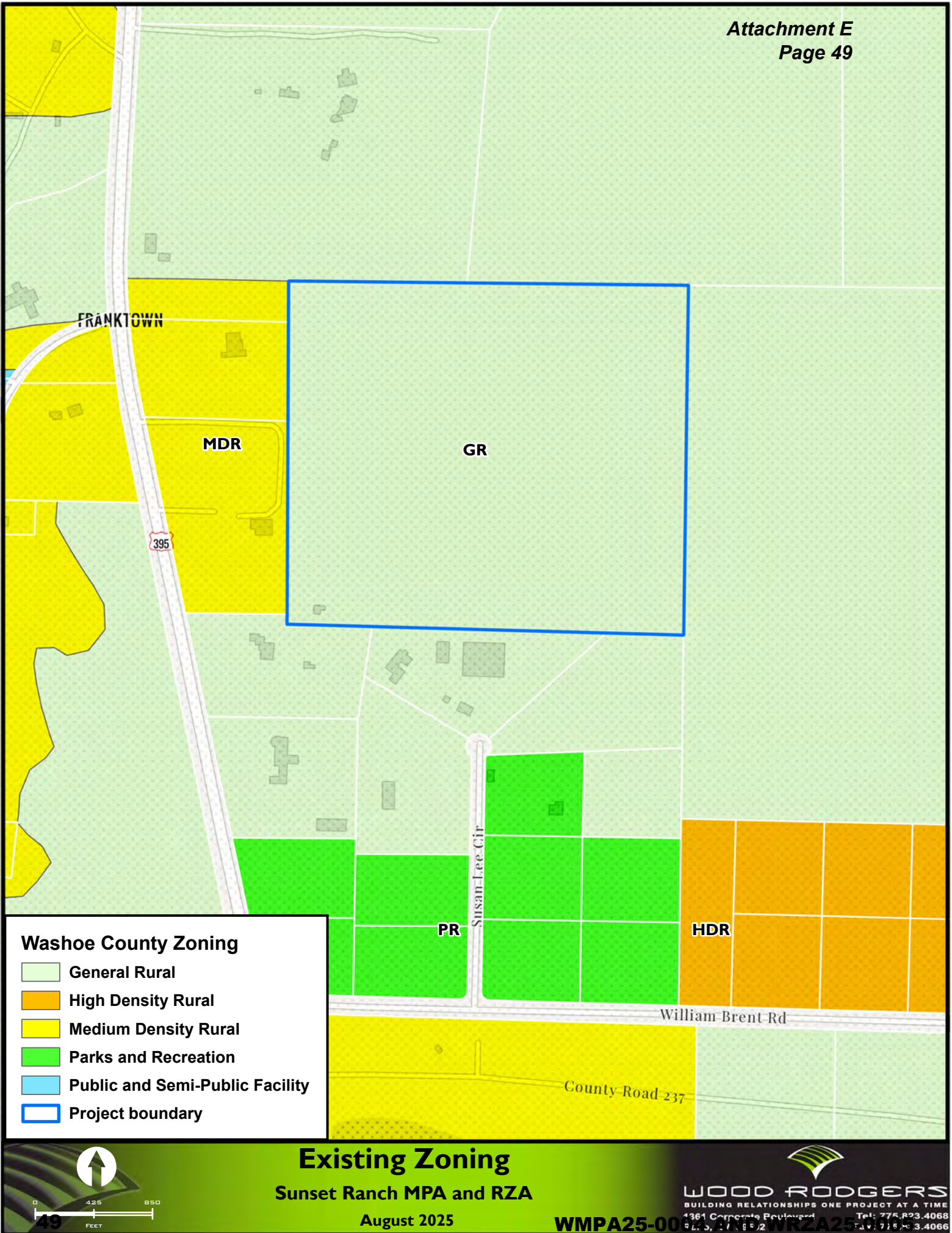
August 2025

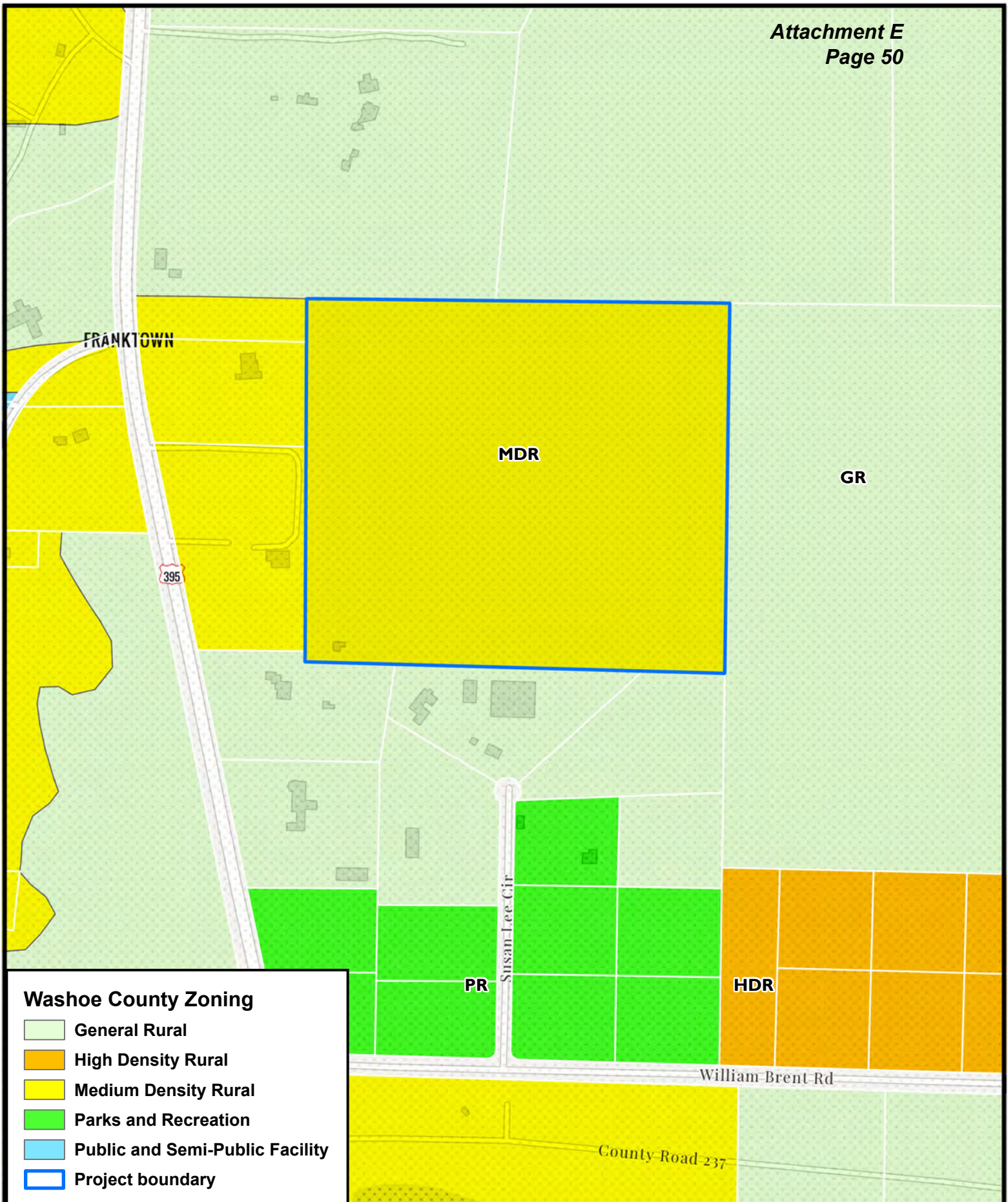
WMPA25-0004 AND WRZA25-0006

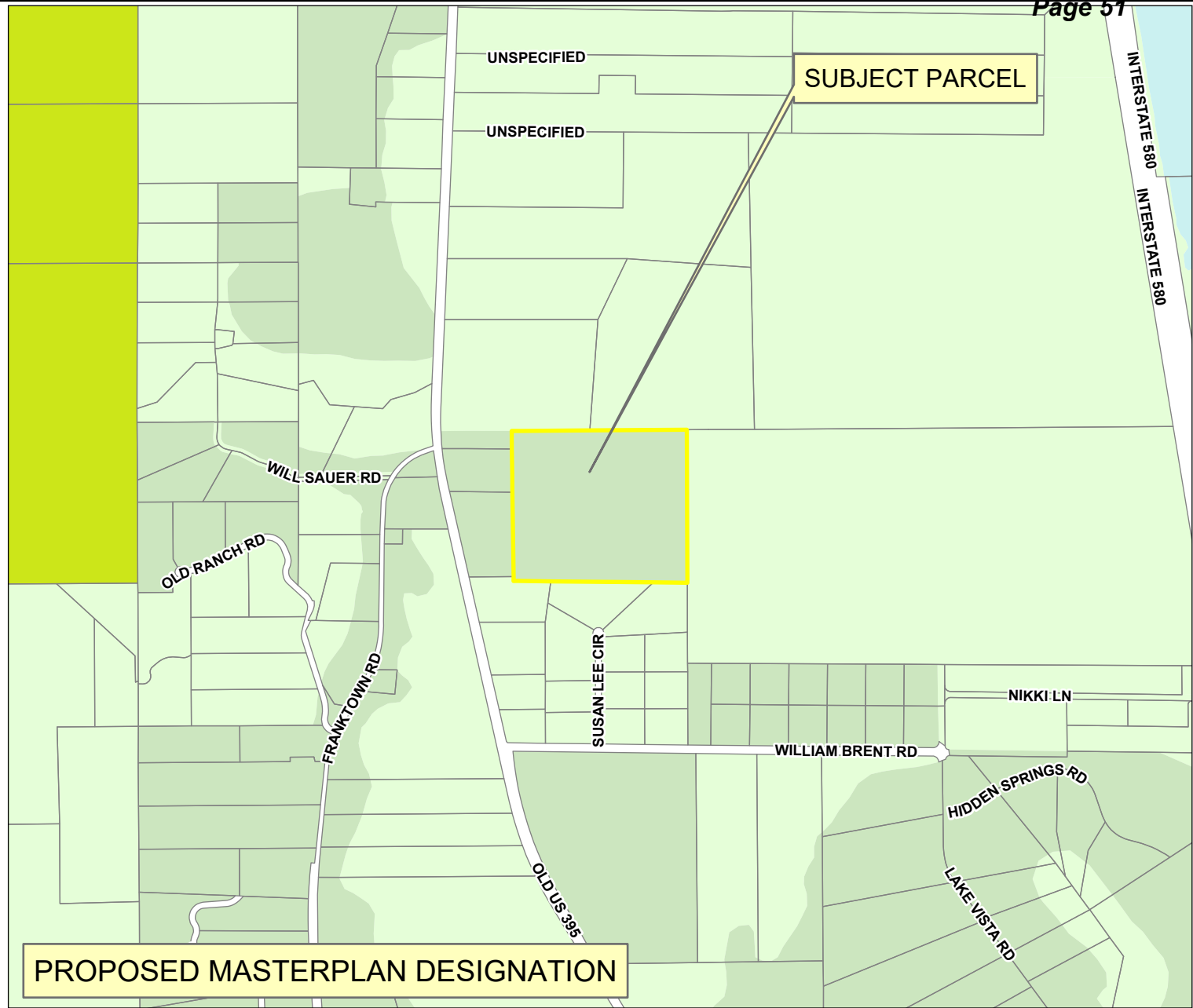
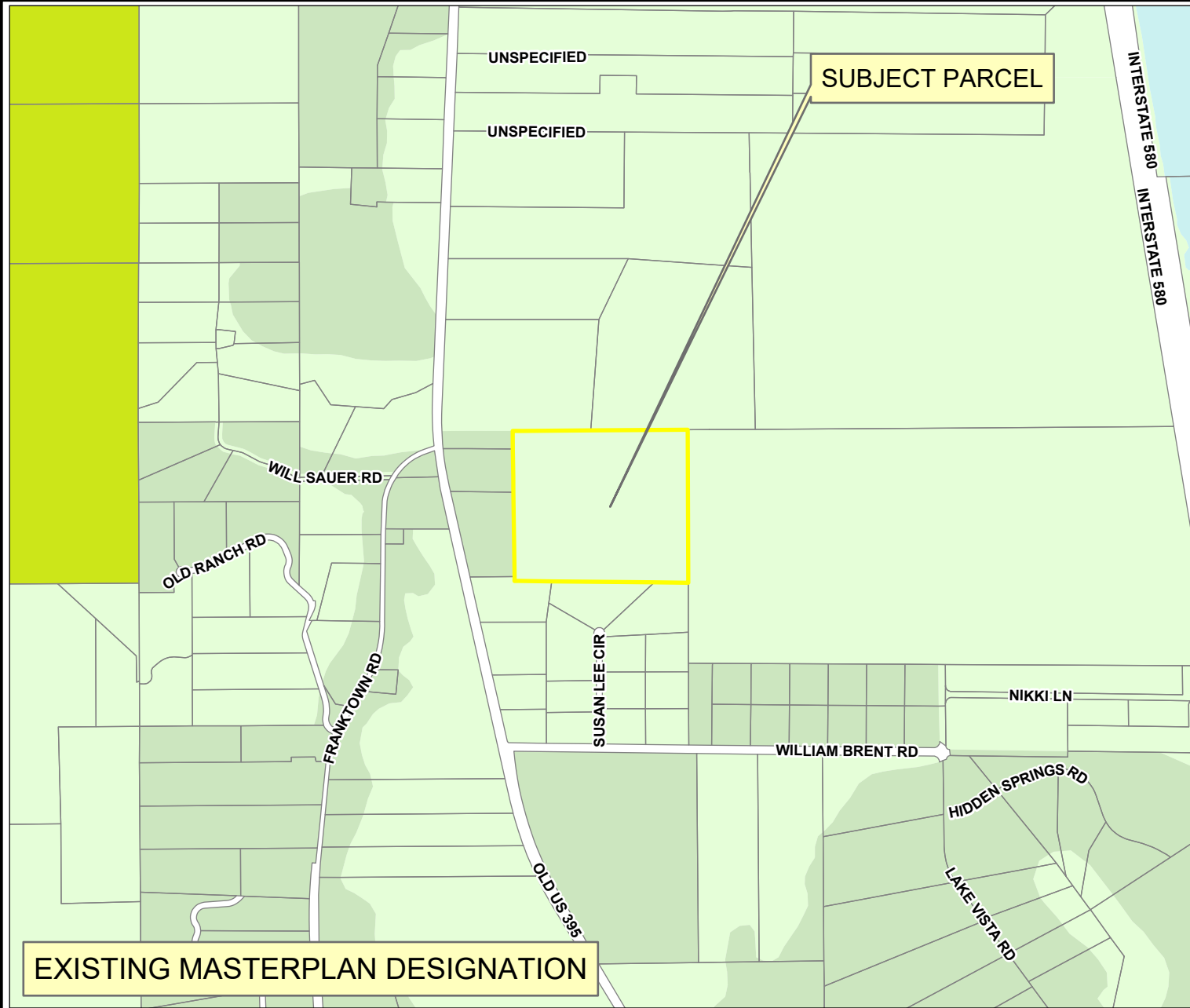


WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4361 Corporate Boulevard Tel: 775.823.4068
Las Vegas, NV 89122 Fax: 775.823.4066

EXHIBIT E







**South Valleys Planning Area
WMPA25-0004
APN 055-042-37**

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

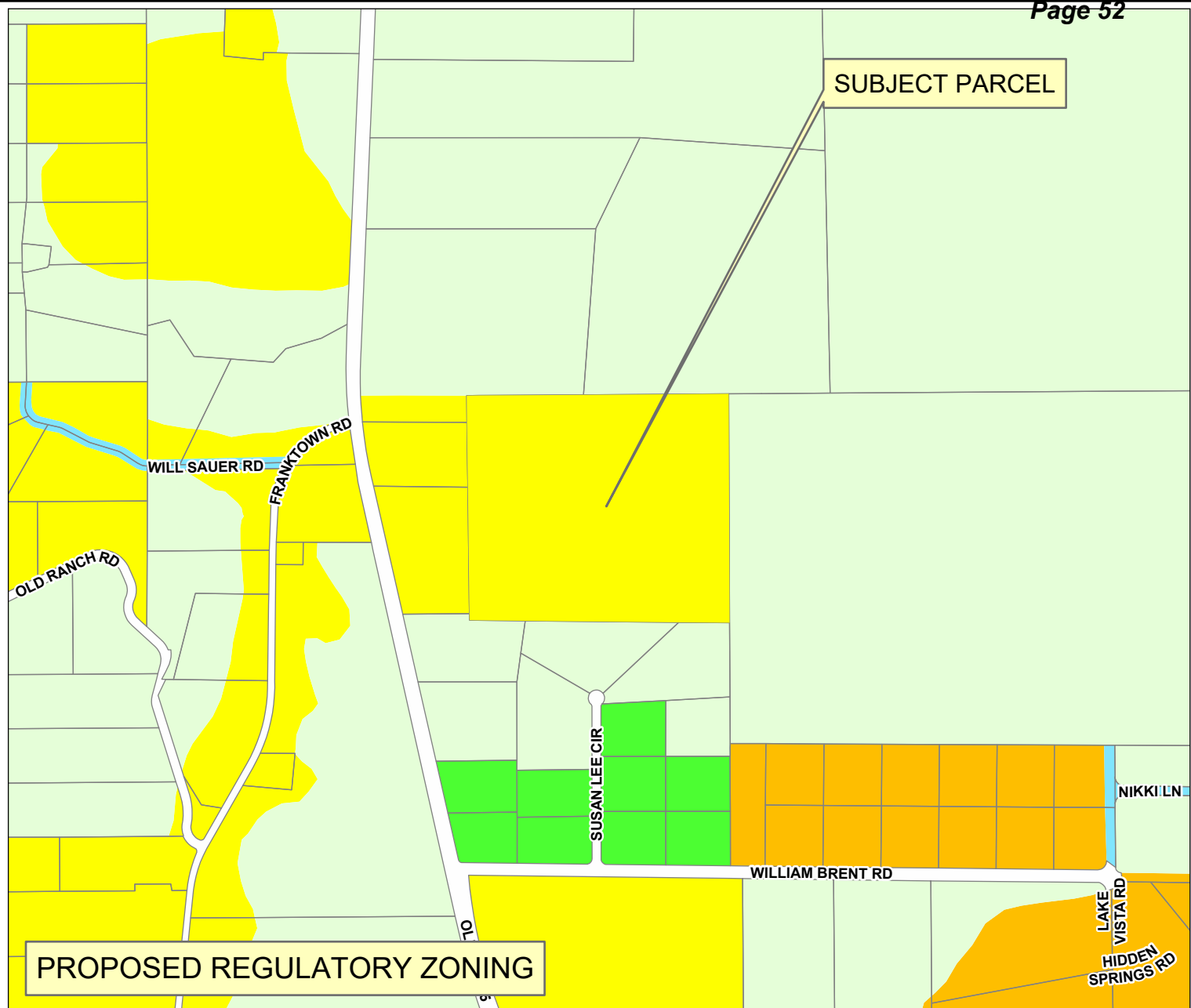
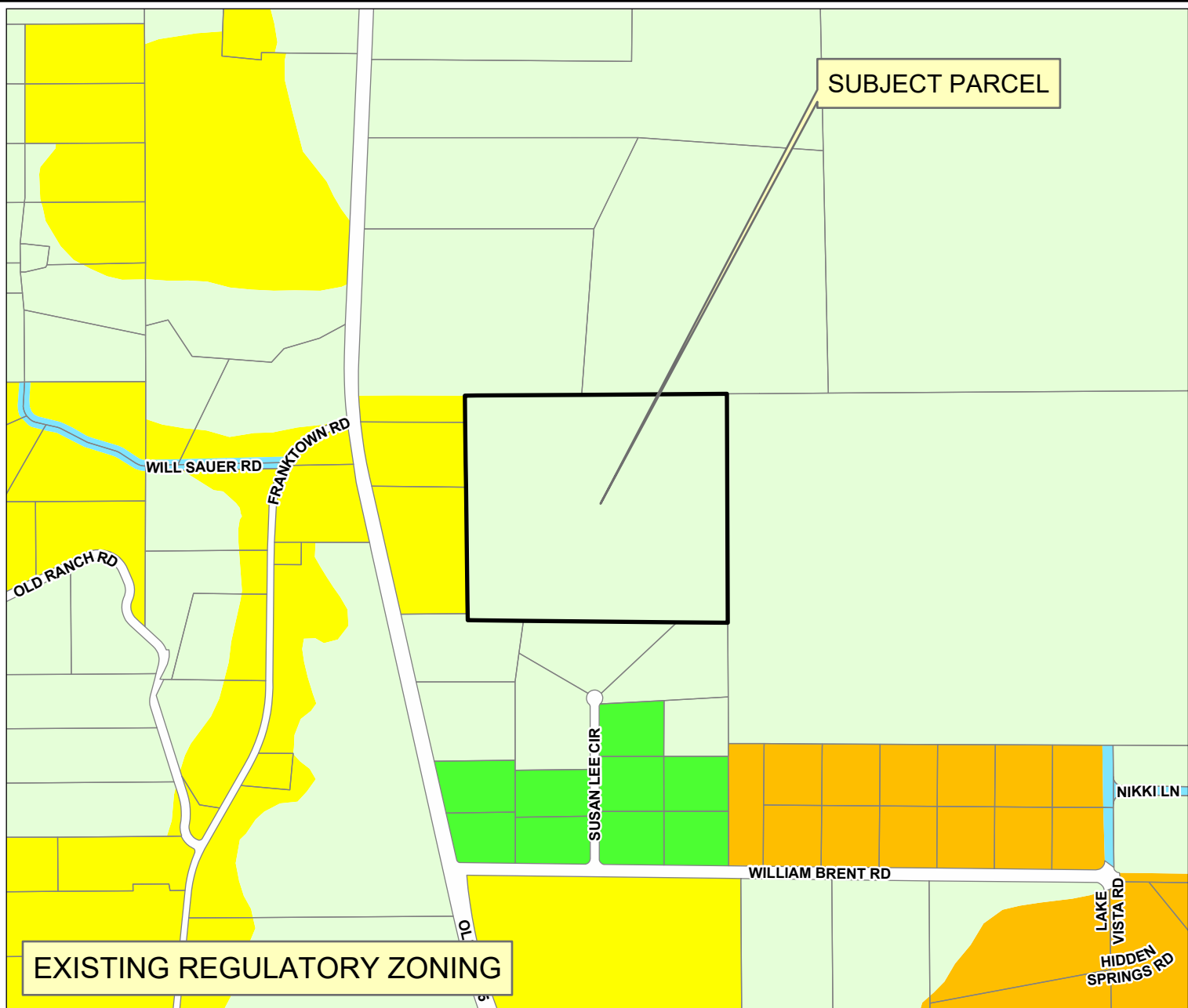
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.



0 470 940 1,410 1,880
Scale in Feet

**Community Services
Department**





South Valleys Planning Area
WRZA25-0005
APN 055-042-37

- | | | | |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL | PARKS AND RECREATION |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | TOURIST COMMERCIAL | OPEN SPACE |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | INDUSTRIAL | GENERAL RURAL |
| LOW DENSITY SUBURBAN / LDS2 | HIGH DENSITY URBAN | SPECIFIC PLAN | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE |

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 PLANNING AND BUILDING DIVISION.



0 440 880 1,320
Scale in Feet

**Community Services
Department**



SOURCE: Planning and Building Division

\\wcddata\Alderaan\cetus\CatBox\arcdata\planarea\sv\sv_zoning_update_map.aprx

PC Date: December 2, 2025