



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE January 20, 2026

DATE: December 12, 2025

TO: Board of County Commissioners

FROM: Courtney Weiche, Senior Planner, Planning and Building, Community Services Department, (775) 328-3608, cweiche@washoecounty.gov

THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, kmullin@washoecounty.gov

SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA25-0004 and Regulatory Zone Amendment Case Number WRZA25-0005 (Sunset Ranch).

Consideration of Planning Commission's recommendation to:

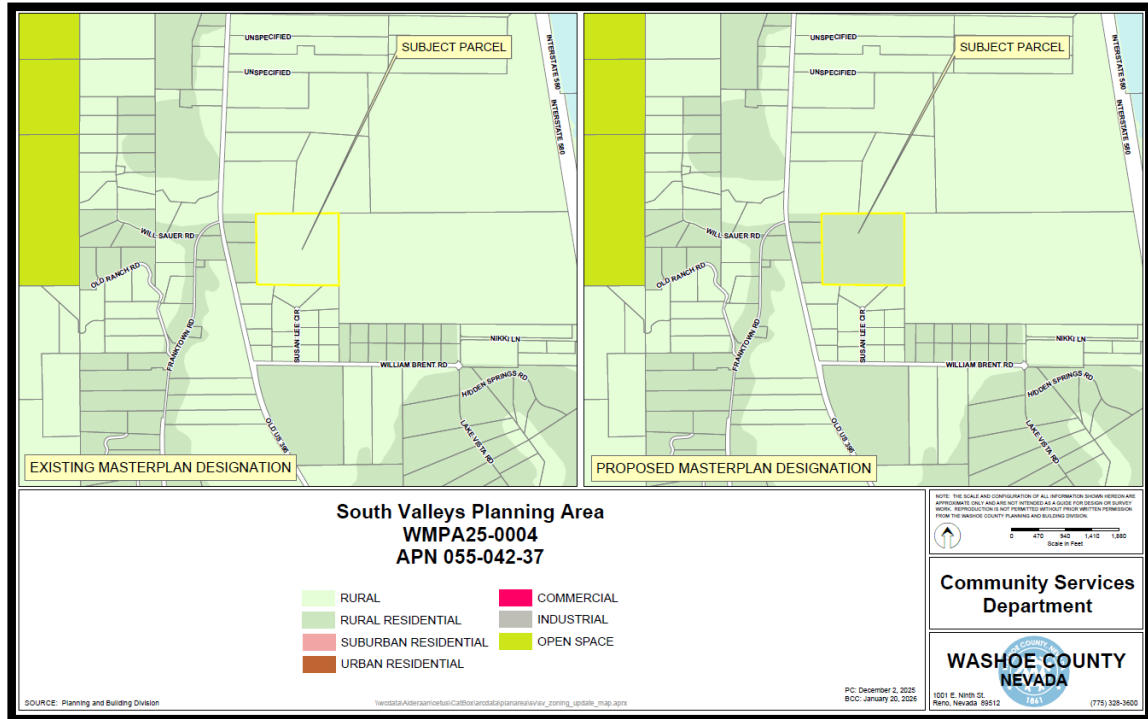
- (1) Adopt amendments to the Washoe County Master Plan, South Valleys Master Plan Land Use Map, to change the master plan land use designation for a ±41.7 -acre parcel (APN: 055-042-37) from Rural (R) to Rural Residential (RR); and if approved, authorize the chair to sign a resolution to this effect; and
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, 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 1 du/40acres) to Medium Density Rural (MDR 1du/5acres) on the same parcel; and if approved, authorize the chair to sign resolutions to this effect.

The applicant is Wood Rodgers, Inc. and the property owner is Sunset Ranch LLC. The property is located at 5000 Old US 395. The Board of County Commissioners may adopt the proposed amendments, may modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendments after the public hearing. In making its determination regarding the regulatory zone amendment, which may only be approved subject to adoption of the master plan amendment, the Board shall either affirm, modify, or reject the findings of fact included in the Planning Commission's recommendation. (Commission District 2.) FOR POSSIBLE ACTION

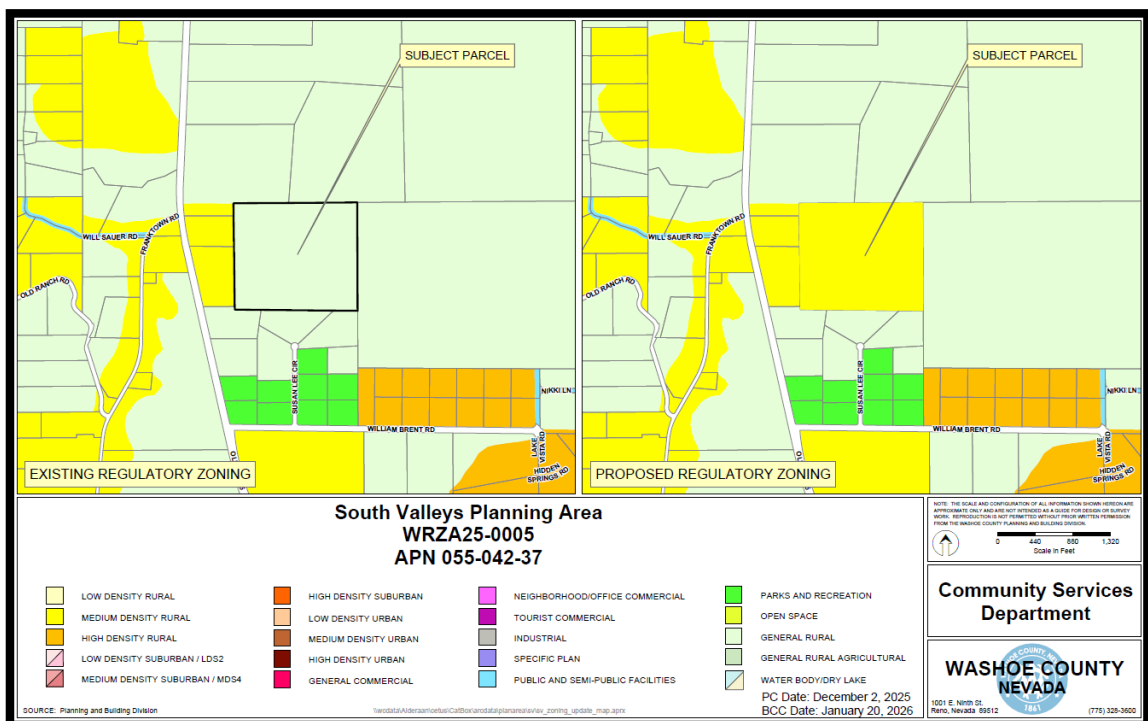
AGENDA ITEM # _____

SUMMARY

This is a request to approve a master plan land use map amendment to change the master plan land use category on one parcel totaling 41.7-acres (APN: 055-042-37) from Rural to Rural Residential and to approve a regulatory zone amendment on the same parcel from General Rural to Medium Density Rural.



Existing and Proposed Master Plan Designations - Side by Side Comparison



Existing and Proposed Regulatory Zone Maps - Side by Side Comparison

Washoe County Strategic Objective supported by this item: Economic Impacts - Meeting the Needs of Our Growing Community and Support a thriving community.

PREVIOUS ACTION

On December 2, 2025, the Washoe County Planning Commission heard the master plan and regulatory zone amendments request. The Commission voted unanimously in favor of both amendments and voted 7 in favor and 0 opposed. In doing so, the Planning Commission made all findings for each request:

Master Plan Amendment Findings (at least three of the five must be made)

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 Findings (all must be made)

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.

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, necessitating the requested amendments. The applicant states the remaining Sunset Ranch properties, outside of the project site, will continue to operate as they currently do.

The proposal is to change the master plan designation to rural residential (RR) and the regulatory zoning to medium density rural (MDR - 5 du/acre). 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.

A staff analysis of the project and required findings can be found in Attachment E, Planning Commission 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 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.

PUBLIC HEARING NOTICE

Master Plan Amendment Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.220(3) and WCC Section 110.820.23. Notice was provided in the Reno Gazette Journal, a newspaper of general circulation within Washoe County, at least 10 days before the public hearing date.

Regulatory Zone Amendment Public Notice

Notice for regulatory zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260 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 complied with when 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: 64 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA25-0004; and upon final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the South Valleys Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA25-0005.

POSSIBLE MOTIONS

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

(1) "Move to adopt Master Plan Amendment Case Number WMPA25-0004, to amend the South Valleys Master Plan Land Use Map, which is a component of the Washoe County Master Plan, to change the master plan land use designation on a ±41.7 acre

parcel (APN: 055-042-37) from Rural (R) to Rural Residential (RR); and authorize the Chair to sign the resolution contained in Attachment A to this staff report to that effect.

In making this motion, the Board is able to make the following findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. 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.”

AND

(2) “Move to adopt, subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, Regulatory Zone Amendment Case Number WRZA25-0005, which, amends the South Valleys Regulatory Zone Map, to change the regulatory zoning on a ±41.7 acre parcel (APN: 055-042-37) from General Rural (1du/40acre) to Medium Density Rural (5du/1acre); and authorize the Chair to sign the resolution contained in Attachment B to this staff report to that effect.

In making this motion, the Board is affirming the Planning Commission’s findings of fact required for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d), specifically:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments: A- BCC MPA Resolution
B- BCC RZA Resolution
C- Planning Commission Signed MPA Resolution
D- Planning Commission Signed RZA Resolution
E- Planning Commission Staff Report
F- Planning Commission DRAFT Meeting Minutes for December 2, 2025

Applicant/Owner: Sunset Ranch, LLC, mhgjm3@gmail.com

Representatives: Wood Rogers, Inc., ehasty@woodrogers.com