



# Planning Commission Staff Report

Meeting Date: November 7, 2018

Agenda Item: 7A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA18-0004 (Estates at Marango Springs)  
 REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA18-0004 (Estates at Marango Springs)

**BRIEF SUMMARY OF REQUEST:** (1) To adopt an amendment to the Washoe County Master Plan South Valleys Area Plan to change the Master Plan Category on land totaling ±80.0-acres from Rural Residential and Rural to Suburban Residential; and (2) to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from Low Density Rural (LDR), General Rural (GR) and Medium Density Rural (MDR) to Low Density Suburban (LDS).

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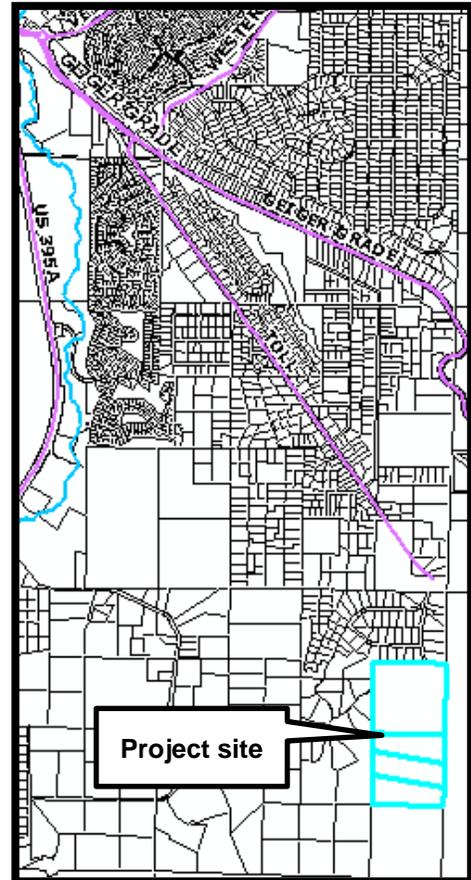
### CASE DESCRIPTION

For possible action, hearing, and discussion:

(1) To adopt an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to change the Master Plan Category on four parcels of land totaling ±80.12 acres as follows. The existing Rural Residential (RR) category on ±70.12 acres of the land would change to ±45.12 acres of Suburban Residential (SR) and ±25 acres would remain RR. The remaining 10 acres of land would retain their existing category of Rural (R); and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zones on the same ±80.12 acres of land as follows. The existing regulatory zones of ±35.26 acres of Low Density Rural (LDR) and ±34.86 acres of Medium Density Rural (MDR) would be changed to ±45.12 acres Low Density Suburban (LDS) (1 dwelling unit / 1 acre) and ±25.0 acres Medium Density Rural (MDR) (1 dwelling unit / 5 acres). The existing regulatory zone of General Rural (GR) on the remaining ±10.0 acres will remain unchanged.

Applicant/Property Owner: Harry Fry  
 Location: 18090 Marango Road  
 APN: 017-410-05, 050-571-24, 050-571-25, & 050-571-26  
 Parcel Size (overall): ±80 acres total  
 Master Plan: Rural & Rural Residential  
 Regulatory Zones: Low Density Rural (LDR) (1 dwelling unit / 10 acres),  
 Medium Density Rural (MDR) (1dwelling unit / 5 acres) &  
 General Rural (GR) (1 dwelling unit / 40 acres)



Area Plan:	South Valleys	
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley	
Development Code:	Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone	
Commission District:	2 - Commissioner Lucey	

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**MASTER PLAN AMENDMENT STAFF RECOMMENDATION**

**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 Washoe County Planning Commission adopt the resolution contained at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0004 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d).

*(Motion with Findings on Page 21)*

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**REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION**

**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 Washoe County Planning Commission adopt the Regulatory Zone Amendment Case Number WRZA18-0004 for Harry Fry, having made of the following findings in accordance with Washoe County Code Section 110.821.15(d).

*(Motion with Findings on Page 22)*

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**Master Plan Amendment Resolution** .....Exhibit A

**Regulatory Zone Amendment Resolution** .....Exhibit B

**Approved Unbuilt Map for South Valleys**..... Exhibit C

**South Truckee Meadows/ Washoe Valley Citizen Advisory Board Minutes** ..... Exhibit D

**Noticing Map** .....Exhibit E

**Agency Comments**.....Exhibit F

**Application** ..... 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 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 contains 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 adopting a master plan amendment, the Planning Commission must make at least three of the five findings as 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 a master plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

If adopted by the Planning Commission, it will then need to be adopted by the Washoe County Board of County Commissioners. After which it will then require conformance review with Truckee Meadows Regional Plan.

This master plan amendment is requesting to change 70.12 acres of Rural Residential (RR) category to 45.12 acres of Suburban Residential (SR) and 25 acres of RR.

### **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.

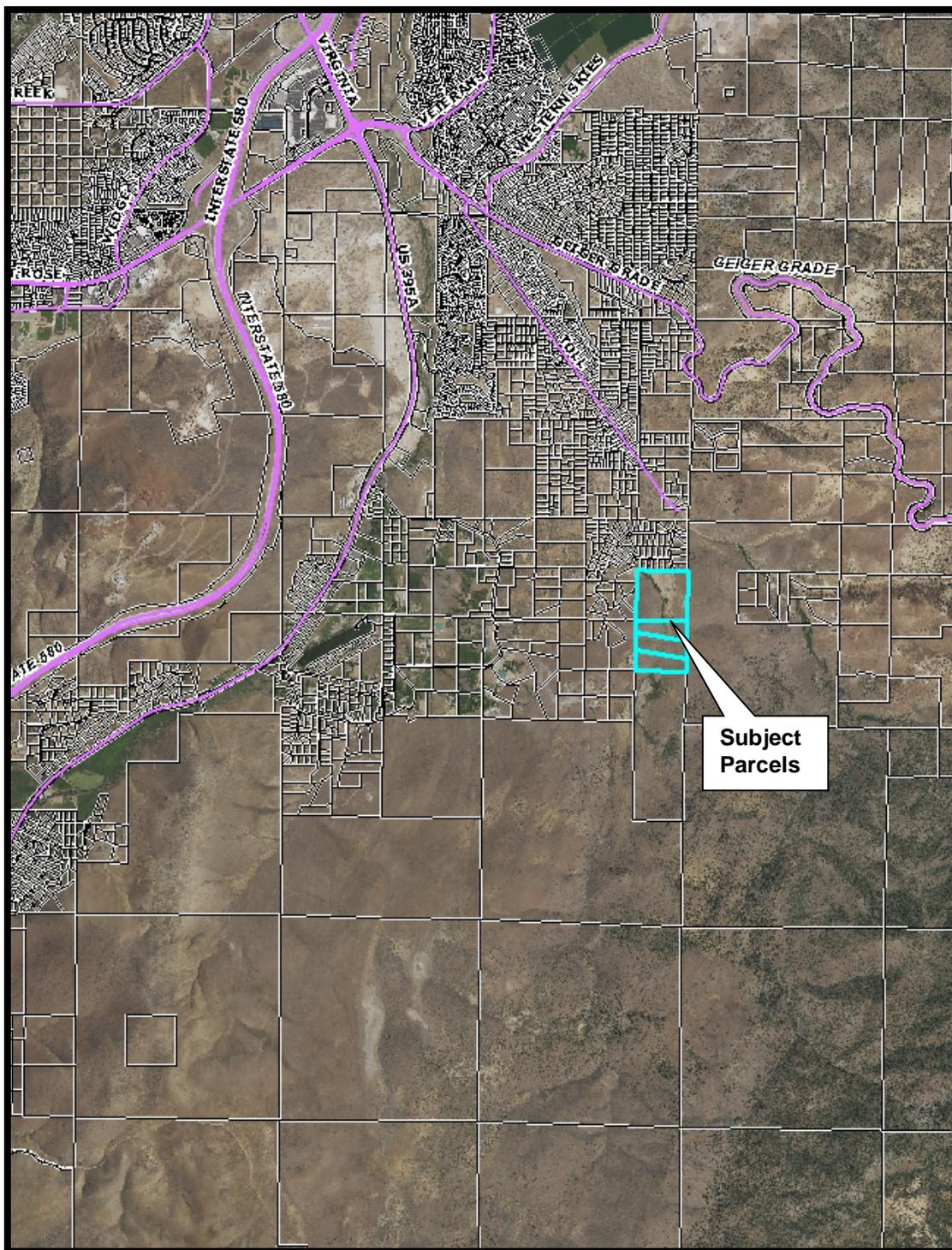
Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives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

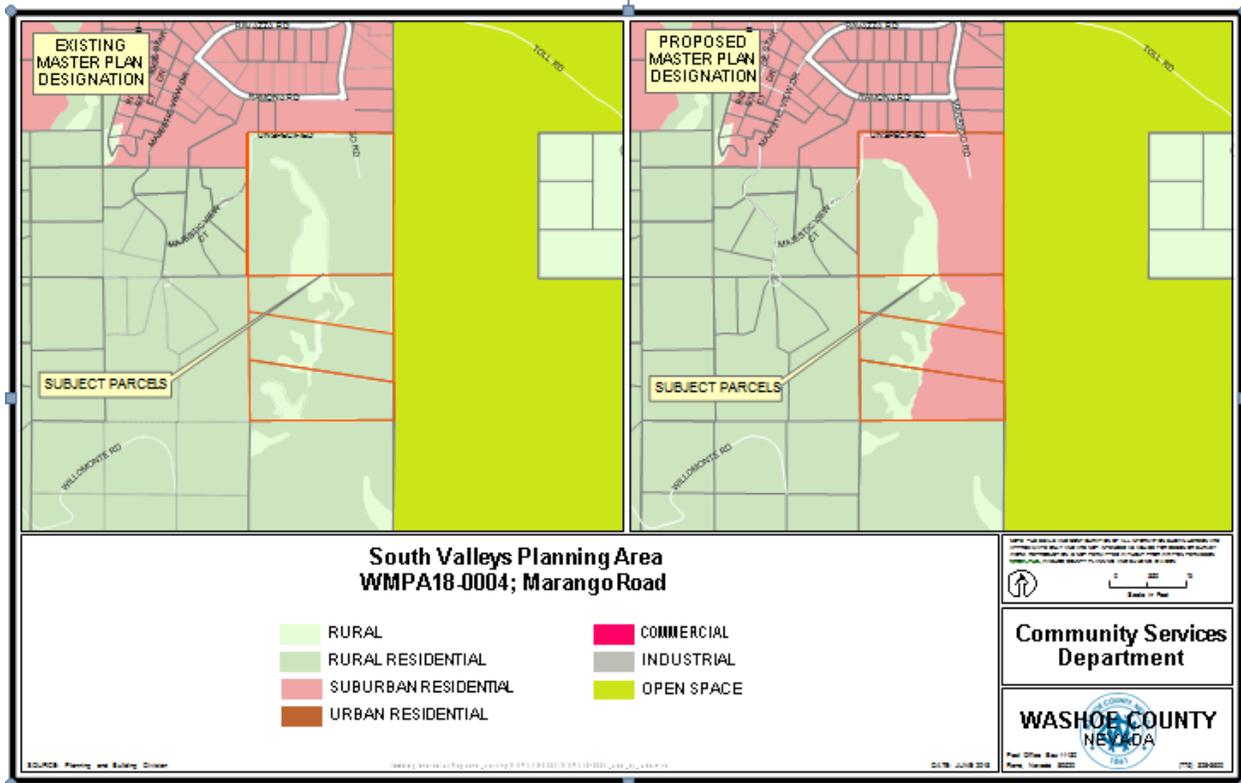
Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the 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 WCC Section 110.821.20. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

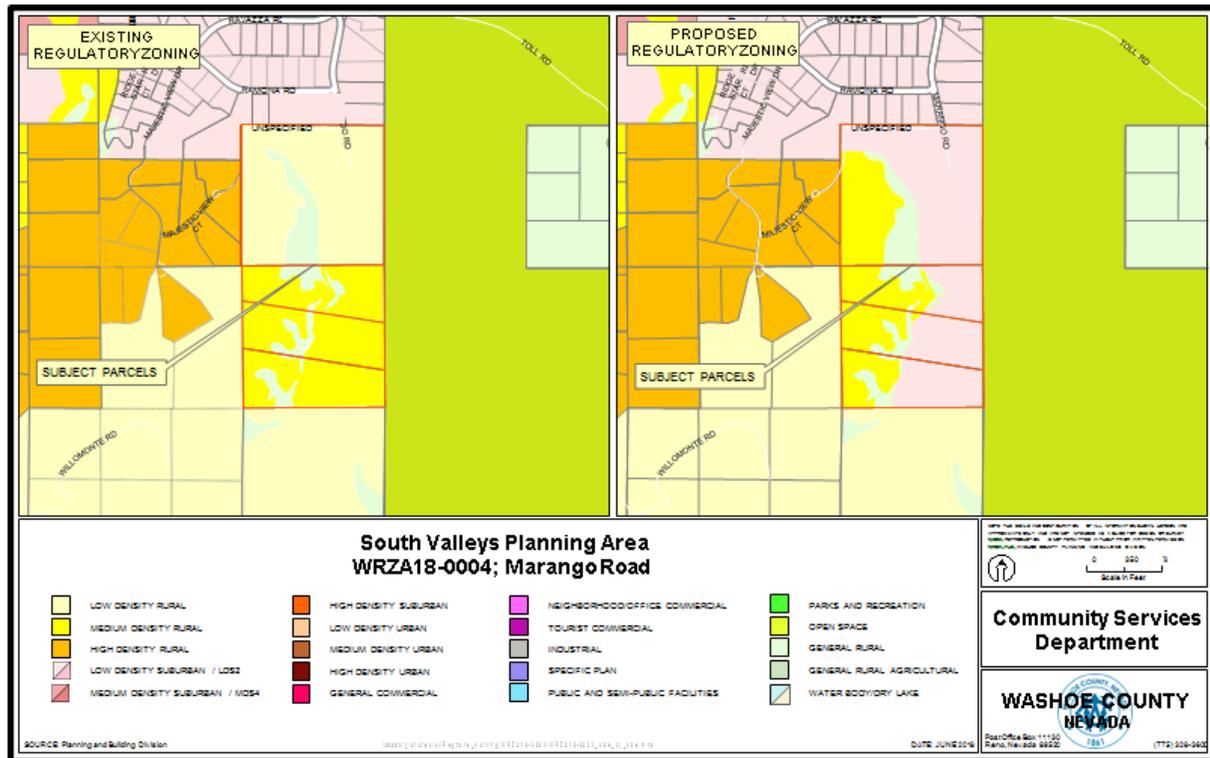
This amendment to the South Valleys Regulatory Zone Map is proposing to change  $\pm 35.26$  acres of Low Density Rural (LDR) and  $\pm 34.86$  acres of Medium Density Rural (MDR) to  $\pm 45.12$  acres Low Density Suburban (LDS) and  $\pm 25.0$  acres Medium Density Rural (MDR).



**Vicinity Map**



**Existing and Proposed Master Plan Maps**



**Existing and Proposed Regulatory Zone Maps**

**Analysis**

**Current Conditions**

The applicant is proposing to change the master plan categories and regulatory zonings for four parcels, which total ±80.12 acres in size. The parcels are located within the South Valleys Area Plan and are in the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). The site is located off Marango Road, which is off Toll Road. The request seeks to amend ±70.12 acres of the subject property’s master plan categories and regulatory zones. The application is not proposing to change 10 acres, which have a master plan category of Rural (R) and a regulatory zone of General Rural (GR) (see the maps on page 8).

The applicant proposes to change 45.12 acres that have a master plan category of Rural Residential (RR) to Suburban Rural (SR). See the following table for the current and proposed master planned categories and acreage:

Current category & acreage		Proposed category & acreage		
Rural Residential (RR)	Rural (R)	Suburban Rural (SR)	Rural Residential (RR)	Rural (R)
70.12 acres	10 acres	45.12 acres	25 acres	10 acres

The request also, seeks to change the property’s regulatory zone on 54.98 acres from Low Density Rural (LDR) and Medium Density Rural (MDR) to Low Density Suburban (LDS) and Medium Density Rural (MDR), while the existing 10 acres zoned General Rural (GR) will remain unchanged. See the following table for the current and proposed regulatory zoning, acreage and allowed dwelling units:

Current zoning & acreage & units		
Low Density Rural (LDR)	Medium Density Rural (MDR)	General Rural (GR)
35.26 acres	34.86 acres	10 acres
1 unit per 10 acres- 3 units	1 unit per 5 acres- 6 units	1 unit per 40 acres

Proposed zoning & acreage & units		
Low Density Suburban (LDS)	Medium Density Rural (MDR)	General Rural (GR)
45.12 acres	25 acres	10 acres
1 unit per 1 acre- 45 units	1 unit per 5 acres- 5 units	1 unit per 40 acres

The proposed LDS regulatory zone area will allow one unit per acre and parcels with the MDR regulatory zone will allow one unit per 5 acres. The current LDR regulatory zone allows a density of one unit per 10 acres; combined with the MDR regulatory zone acreage, the property currently allows for a total 9 units for the ±80.12 acres site. The proposed amendments would establish a density to allow for a total of 50 residential units for the ±80.12 acres site. (See the above table). The applicant has indicated that a maximum of 50 homes are planned for the project site.

The project site is undeveloped, with a few ponds fed by natural springs and a small storage facility. There are primarily single family homes and vacant land surrounding the property, including a large 397 acre parcel to the east owned by the federal government. The terrain is

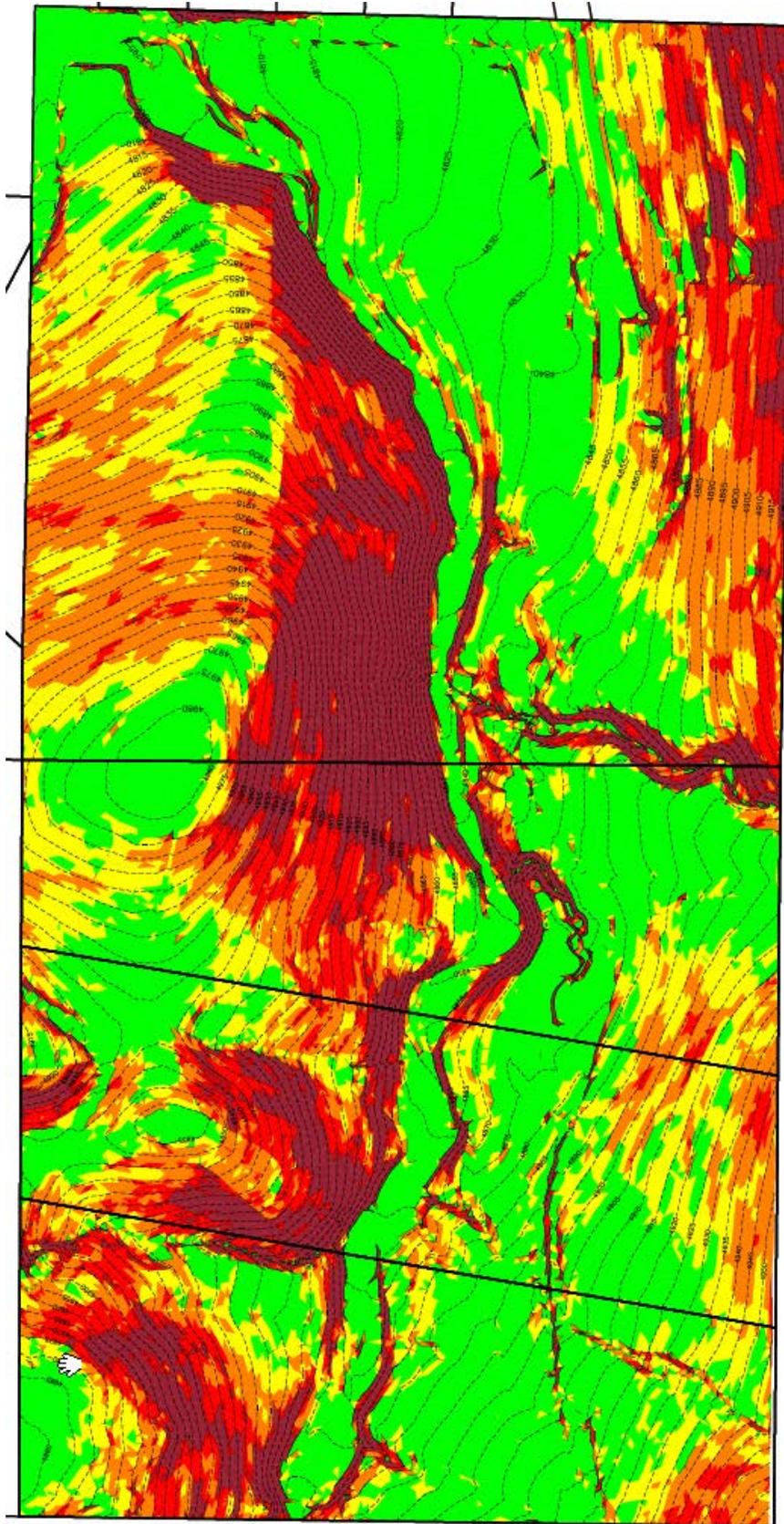
sloped with a drainage way running through the middle portion of the project site and this area master plan designation is Rural and regulatory zone is General Rural (GR).



Looking south at project site



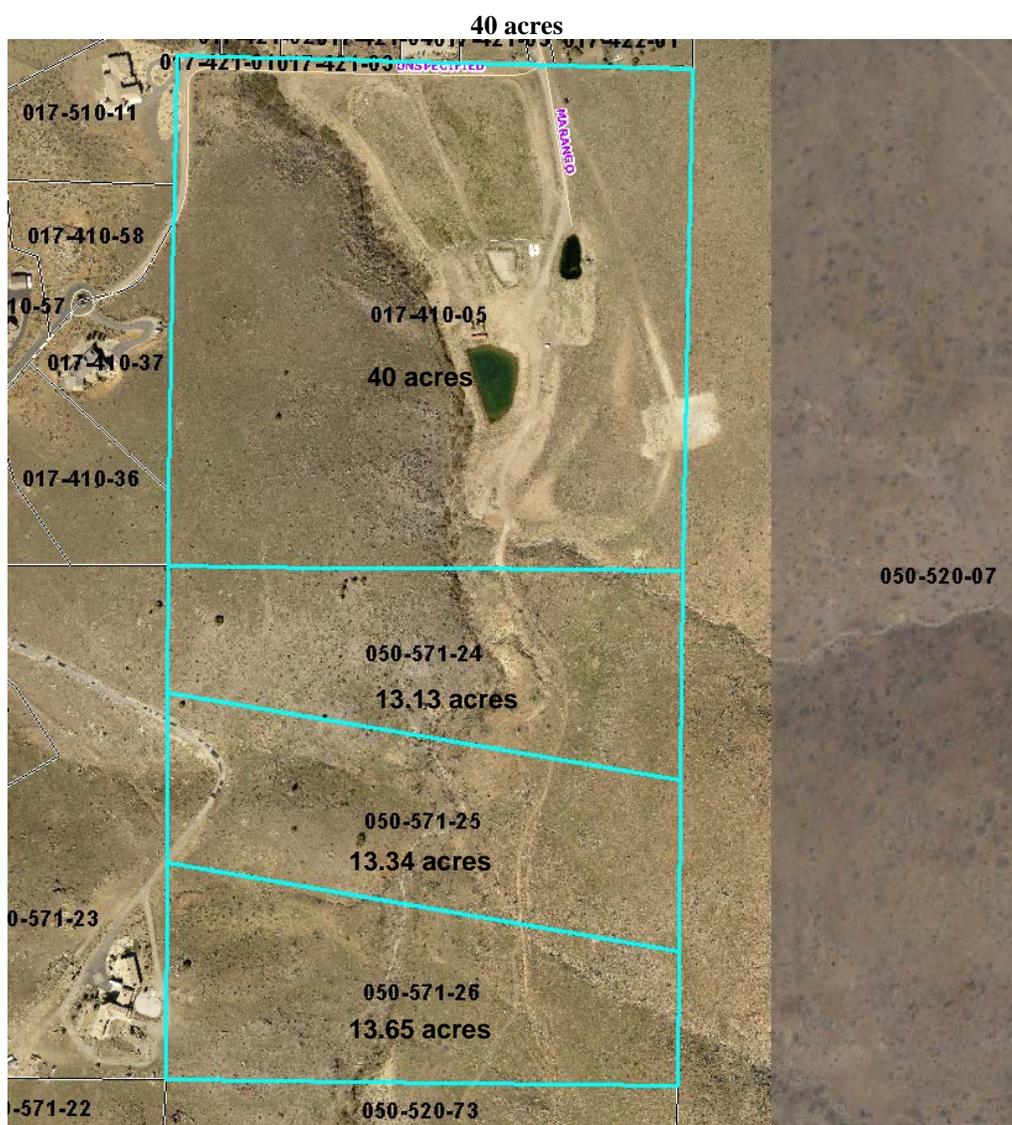
Looking southwest at project site



Slope Analysis Map

SLOPE RANGE LEGEND					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	PERCENT OF TOTAL AREA
1	0.00%	15.00%	<span style="color: green;">■</span>	31.01 AC	38.91
2	15.00%	20.00%	<span style="color: yellow;">■</span>	16.38 AC	20.55
3	20.00%	25.00%	<span style="color: orange;">■</span>	12.93 AC	16.23
4	25.00%	30.00%	<span style="color: red;">■</span>	7.74 AC	9.71
5	30.00%	-----	<span style="color: maroon;">■</span>	11.63 AC	14.59

TOTAL SITE AREA = 79.69 ac.



Parcel with parcel numbers and acreage

### **Change of Conditions**

The conditions in the area have changed over the past 20 years and more residential homes have been constructed. The development to the west, off Majestic View Drive, was developed in the mid-2000's by the developer that is now proposing to develop the parcels, which are subject of this amendment requests. The applicant states that a tentative subdivision map will be submitted, if this request is approved, to develop the site. The demand for single-family dwellings in our region has been increasing as the local economy has improved.

### **Consistency with Master Plan and Regulatory Zone Map**

Master plan amendments and regulatory zone amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

### **Land Use and Transportation Element – Volume One of the Washoe County Master Plan**

Goal Two: Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.

- LUT.2.2 Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:
- a. Directs development away from hazardous and sensitive lands.
  - b. Preserves areas of scenic and historic value.
  - c. Provides access to public land.
  - d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.
  - e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.
  - f. Furthers the purposes and intent of the respective Area Plan.
  - g. Prevents soil erosion.
  - h. Encourages a minimum distance from residential dwellings to active recreation in parks.

*Staff Comment: This proposal provides varying lot sizes and while preserving sensitive lands that will maintain the current master plan designation and regulatory zoning.*

### **Housing Element – Volume One of the Washoe County Master Plan**

Policy 1.5: Encourage development at higher densities where appropriate.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high density areas.

*Staff Comment: This proposal provides higher housing densities than current allowed for a portion of the site.*

**South Valleys Area Plan- Volume Two of the Washoe County Master Plan**

**Vision and Character Management- Land Use**

**Goal One: The pattern of land use designations in the South Valleys Area Plan will implement the community character described in the Character Statement.**

SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys' character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.

*Staff Comment: This proposal has been presented for review to the South Truckee Meadows Citizen Advisory Board, a neighborhood meeting and now to the Planning Commission.*

SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. **Low Density Suburban (LDS - One unit per 1 acre).**
- e. Medium Density Suburban (MDS - Three units per 1 acre).
- f. Public/Semi-public Facilities (PSP).
- g. Parks and Recreation (PR).
- h. Open Space (OS).
- i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
- j. Neighborhood Commercial (NC).

*Staff Comment: This proposal is requesting to change a portion of the site to the regulatory zoning of Low Density Suburban (LDS).*

**Goal Three: Steamboat Valley Rural Transition Character Management Area. Establish and support the development of a small mixed-use district that will provide a transitional area between the urban character areas within the incorporated City of Reno to the north and the rural character of the Steamboat and Pleasant Valleys.**

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

*Staff Comment: This proposal is proposing to provide a wider range of residential land uses.*

**Desired Pattern of Growth**

According to the South Valleys Area Plan it is anticipated that growth will occur in areas like the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). Goal 3 SV.3.2 states that the area “will provide a wide range of residential land uses. Residential land uses will range from rural to suburban”.

**Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zones. 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**

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
Low Density Suburban (LDS) & Medium Density Rural (MDR)	Low Density Suburban (LDS) (located to the north)	High
	Open Space (OS) (located to the east)	High
	Low Density Rural (LDR) (located to the west & south)	High
	High Density Rural (HDR) (located to the west)	High

*High Compatibility: Little or no screening or buffering necessary.  
Medium Compatibility: Some screening and buffering necessary.  
Low Compatibility: Significant screening and buffering necessary.*

**Availability of Facilities**

Water and Sewer: The project site is within the Truckee Meadows Service Area (TMSA) and will require the developer to obtain water rights from the Truckee Meadows Water Authority (TMWA) and no groundwater wells will be allowed. The applicant will fund connection to water and sewer service for the project site and states that the LDS zoning is needed to make the connection to these municipal services feasible. The applicant has indicated the project will connect to the water line located on Ramona Drive. Also, the application states that the South Truckee Meadows Water Reclamation Facility (STMWRF) has capacity for the proposed development. Currently, the sewer line which terminates at Majestic View Drive and Star Point Drive would be able to connect to the proposed development. The development will increase water runoff and culverts will be needed to be constructed to convey runoff water.

**Community Services:** There are two fire stations approximately 4 miles away from the site; Truckee Meadows Fire Protection District Station 36 is located at Arrowcreek Parkway and Thomas Creek and the City of Reno Station 12 is located on Steamboat Parkway and Veterans Parkway. The closest health care facilities are Renown South Meadows Medical Center located at 10101 Double R Blvd and St. Mary's off Mt Rose Highway located at 18653 Wedge Parkway. Washoe County Sheriff will provide the policing in the area.

The subject parcel is currently zoned for Brown Elementary, Depoali Middle School, and Damonte Ranch High School. Based on the assumption of 50 new units at the site, it is estimated to generate 14 elementary students, 3 middle school students and 7 high school students. The Washoe County School District does not have capacity issues in the area. There is a new elementary school opening in 2019, a middle school in 2020, and Damonte High School was been enlarged. The South Valleys Public Library is located at Wedge Parkway and Whites Creek Lane, where South Valleys Regional Park is also located.

**Traffic:** The development will be accessed from Toll Road, which is classified as a collector, to Ravazza Road and then Marango Road, which are both classified as local roadways. The applicant states that the development does not meet the thresholds for a traffic study. If, the area is developed further the roadways and traffic will be reviewed to confirm if any traffic improvements are needed. There is no secondary access to the project site. The South Valleys Area Plan policy S.V.3.6. states, "Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established." The proposed development is not located to provide this connection, however as more development occurs this secondary access will be more likely to be developed.

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

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six 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 proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.*

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 proposed regulatory zones have high compatibility with all surrounding uses as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan.*

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: This proposal supports growth within the Truckee Meadows Service Area (TMSA) and provides for more housing which is a continual need in the community as the economy improves and growth continues throughout the region.*

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 planned facilities for the area and if this proposal is approved the developer will need to facilitate the development of these facilities, including water and sewer service.*

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 further implement the desired pattern of growth, particularly as stated in the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). Goal 3 SV.3.2 states that the area "will provide a wide range of residential land uses. Residential land uses will range from rural to suburban Residential land uses will range from rural to suburban."*

6. 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.*

### **South Valleys Area Plan Findings**

Master plan amendments are required to be reviewed for compliance with applicable goals and policies of the South Valleys Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the South Valleys Area Plan are applicable to the proposed amendment requests.

- SV.1.4        The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. Low Density Suburban (LDS - One unit per 1 acre).
  - e. Medium Density Suburban (MDS - Three units per 1 acre).
  - f. Public/Semi-public Facilities (PSP).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).
  - i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
  - j. Neighborhood Commercial (NC).

*Staff Comment: The proposed change to Suburban Rural will allow the Regulatory Zone of Low Density Suburban (LDS).*

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

*Staff Comment: The proposed change to Suburban Residential (SR) and Rural Residential (RR) master plan categories will provide a range of residential land uses.*

**Staff Comment on Required Regulatory Zone Amendment Findings**

Washoe County Code Section 110.821.15 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 proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.*

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 subject site is adjacent to areas that are developed at a similar density to the proposed density.*

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.

*Staff Comment: This proposal supports growth within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA) and responds to the need for more housing in the community.*

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: The needed facilities are present or are planned to be provided by the applicant.*

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.

*Staff Comment: The proposed amendment will not impact 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.

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County and maintains the drainage area as General Rural (GR).*

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.*

### **South Truckee Meadows/ Washoe Valley Citizen Advisory Board (STMWVCAB)**

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 at the scheduled STMWVCAB meeting on June 14, 2018. The CAB voted to deny the request and to review the CAB minute see Exhibit D. At the meeting on June 14<sup>th</sup> there were comments including the following:

- Access, safety and roadways
- Water flow, flooding and drainage
- Issues with the developer

The applicant held a neighborhood meeting on September 19, 2018 and reviewed the changes made to the plan since the CAB meeting. The applicant had decreased the number of units from 80 to 50. There were approximately 20-25 people at the meeting and many of the same concerns were raised as at the CAB meeting, including:

- Traffic and safety
- Density and Quality of life
- Water tank location

### **Public Notice for Master Plan Amendment**

Notice for master plan amendments has been provided in accordance with the provisions of Nevada Revised Statutes 278.210, as amended; and Notice for Regulatory Zone amendments has been provided in accordance with the provisions of Nevada Revised Statutes 278.260, as amended. The time and place of the public hearing must be provided in at least one publication or a newspaper of general circulation in the city or county, at least 10 days before the day of the public hearing. NRS requires a minimum of 30 separate property owners be noticed within a 750 foot radius of the subject parcel to which the proposed amendment pertains.

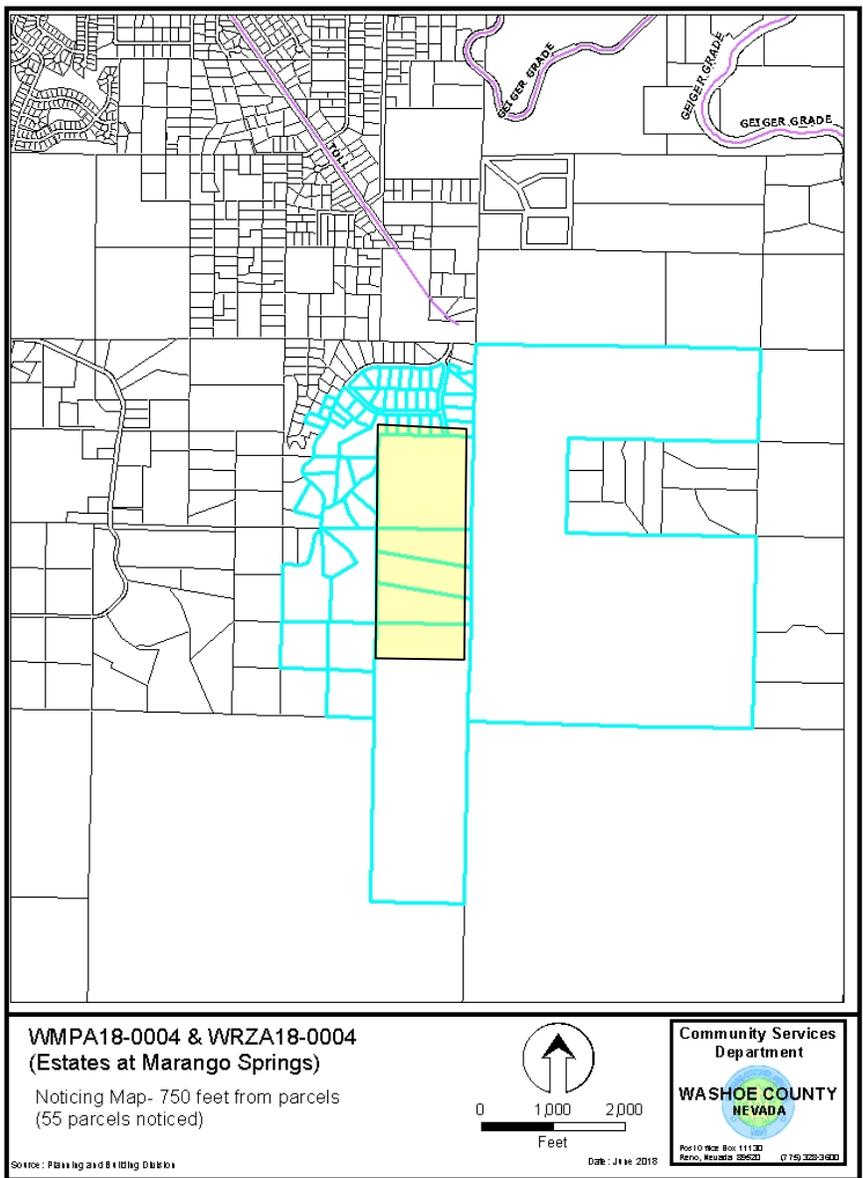
### **Public Notice for Regulatory Zone Amendment**

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 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. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of WCC Section 110.821.20.

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: Fifty Five (55) property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before the public hearing. (Exhibit F)



### Agency Comments

The proposed amendment was submitted to the following agencies for review and comment.

- US Forest Service
- US Postal Service
- State of Nevada

- Department of Transportation
- Department of Environmental Protection
- Department of Water Resources
- Department of Wildlife
- Historic Preservation Office
- Washoe County Community Services Department
  - Planning and Building Division
  - Geographic Information Systems
  - Engineering and Capital Projects Division
  - Utilities/Water Rights
  - Parks and Open Spaces
  - Traffic Engineer
- Washoe County Health District
  - Air Quality Management Division
  - Environmental Health Services Division
  - Emergency Medical Services
- Washoe County Regional Animal Services
- Washoe County Sheriff Office
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Washoe County School District
- Nevada Historic Preservation
- Washoe Tribe of Nevada
- Truckee Meadows Water Authority
- NV Energy

The following agencies responded (see Exhibit F):

- Washoe County Regional Animal Services offered no comment.  
Contact: Shyanne Schull, 775.328.2142, sschull@washoecounty.us
- Washoe County Health District offered no comment.  
Contact: Jackie Lawson, 775.326.6051, jlawson@washoecounty.us
- Washoe County Engineering and Capital Projects offered comments concerning drainage.  
Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us
- Regional Transportation Commission offered no comment.  
Contact: Rebecca Kapuler, 775.332.0174, rkapluer@rtcwashoe.com

- Washoe County Sheriff offered no comment.  
Contact: Tim O'Connor, 775.328.3354, toconnor@washoecounty.us
- Washoe County Water Management Planner Coordinator offered comments concerning water service.  
Contact: Vahid Behmaram, 775.328.3622, vbehmaram@washoecounty.us
- Nevada Division of Environmental Resources offered comments concerning water service.  
Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov
- Nevada Division of Environmental Protection offered comments for sewage disposal.  
Contact: Patrick Mohn, 775.687.9419, pmonh@ndep.gov

### **Recommendation**

It is recommended that 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 WMPA18-0004. It is further recommended that the Planning Commission forward the Master Plan Amendments to the Washoe County Board of County Commissioners for their consideration of adoption. The following motions are provided for your consideration:

### **Master Plan Amendment Recommended 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 in Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0004 having made 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 WMPA18-0004 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 Recommended 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 recommends adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0004 for Harry Fry, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d).

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

**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.

Applicant/Property Owner: Harry Fry, 761 Greenbrae Drive, Sparks, NV 89431

Consultant: Rubicon Design Group, Attn: Scott Wright, 1610 Montclair Ave., Suite B, Reno, NV 89509, Email: [swright@rubicondesigngroup.com](mailto:swright@rubicondesigngroup.com)