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WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

Planning Commission Action Order

**Master Plan Amendment Case Number WMPA18-0006 and
Regulatory Zone Amendment Case Number WRZA18-0006**

Decision: **Denial**

Decision Date: February 5, 2019

Mailing/Filing Date: February 7, 2019

Property Owner: Winnemucca Holdings, LLC
Attn: Jack Fisher and Jeff Herman
750 Hammond Drive, Bldg. #17
Atlanta, GA 39328

Assigned Planner: Kelly Mullin, AICP, Senior Planner and
Chad Giesinger, AICP, Planning Manager
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328.3608 (Kelly) and 775.328.3626 (Chad)
E-Mail: kmullin@washoecounty.us and
cgiesinger@washoecounty.us

Master Plan Amendment Case Number WMPA18-0006 and Regulatory Zone Amendment Case Number WRZA18-0006 (Marshall Ranch) – For possible action, hearing, and discussion:

- (1) To adopt an amendment to the Washoe County Master Plan, Warm Springs Area Plan to change a Master Plan Category on three parcels totaling ±1,088.88-acres to Rural Residential; to establish a character management area (CMA) with a character statement and specific policies governing these properties; and to amend Policy 4.6 to allow Medium Density Rural within the CMA. The subject parcels were recently removed from the City of Reno’s Sphere of Influence, where they had a Reno Master Plan Category of Special Planning Area and which currently have a Washoe County Master Plan designation of Rural per Policy 1.2.16 and the translation table contained in Appendix 7 of the 2012 Truckee Meadows Regional Plan. If approved, authorize the Chair to sign a resolution to this effect; and
- (2) Subject to final approval of the associated Master Plan change and a finding of conformance with the 2012 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the Warm Springs Regulatory Zone Map, changing the Regulatory Zone from General Rural (maximum density one dwelling unit per 40 acres) to Medium Density Rural (maximum density one dwelling unit per five acres) and Open Space (no allowable density); and if approved, authorize the Chair to sign a resolution to this effect. These changes would potentially allow for up to 187 dwelling units, compared to the 27 dwelling units allowed by the current regulatory zone.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

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- Applicant: Krater Consulting Group, Attn: Kenneth Krater
- Property Owner: Winnemucca Holdings, LLC, Attn: Jack Fisher
- Location: 9055 Winnemucca Ranch Rd, approx. 9 mi. north of Pyramid Hwy
- Assessor's Parcel Numbers: 079-220-23 (±244-ac.); 079-220-26 (±41.5-ac.); 079-220-37 (±803.2-ac.)
- Existing Master Plan Category: Rural; recently removed from City of Reno Sphere of Influence
- Proposed Master Plan Category: Rural Residential
- Existing Regulatory Zone: General Rural
- Proposed Regulatory Zones: Medium Density Rural (±935-ac.) and Open Space (±153-ac.)
- Area Plan: Warm Springs
- Citizen Advisory Board: Warm Springs/Rural
- Development Code: Authorized in Articles 820 and 821
- Commission District: 5 – Commissioner Herman

Notice is hereby given that the Washoe County Planning Commission denied Master Plan Amendment Case Number WMPA18-0006 based on the inability to make the findings 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 Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
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.

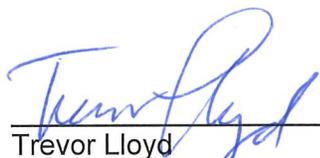
Notice is hereby given that the Washoe County Planning Commission denied Regulatory Zone Amendment Case Number WRZA18-0006 based on the inability to make the findings required by Washoe County Code Section 110.821.15(d):

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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 not result in land uses which are incompatible 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 identifies and 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.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

TL/KM/CG/ks

xc:

Applicant: Kenneth Krater, 901 Dartmouth Dr., Reno, NV 89509

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Property Owner: Winnemucca Holdings, LLC, Attn: Jack Fisher and Jeff Herman, 750 Hammond Dr., Bldg. #17, Atlanta, GA 39328

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Cori Burke, Assessor's Office; Vahid Behmaram, Planning and Building; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Don Coon, Truckee Meadows Fire Protection District; Mark Freese, NDOW; Lara Enders, USFWS; Tara Smaltz, NDOT; Christina Conti and Wes Rubio, Health District; Brett Rodela, School District; Joanne Lowden, Operations; Patrick Mohn, NDEP; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; Warm Springs Citizen Advisory Board, Chair