

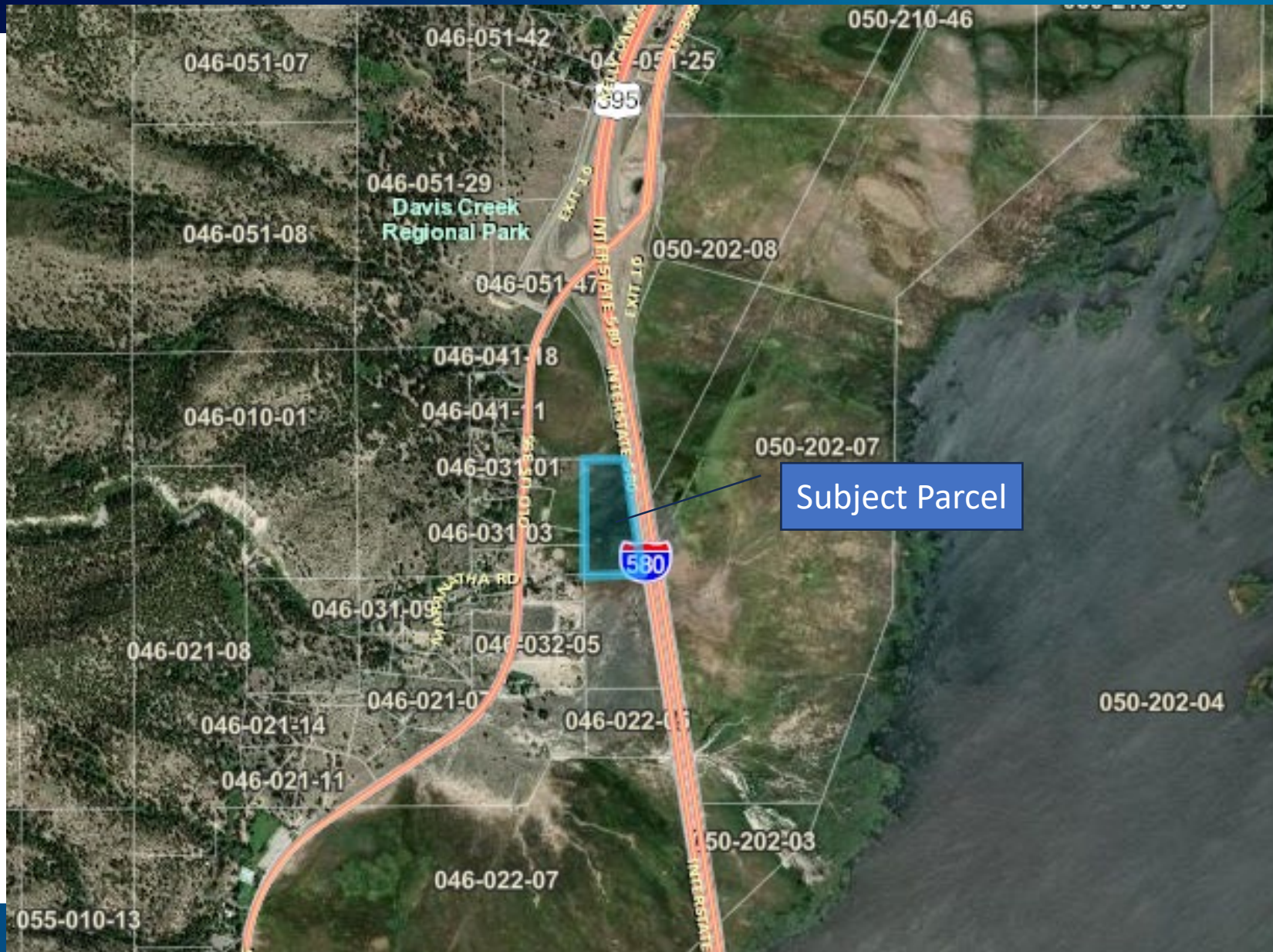
Washoe County Board of County Commissioners



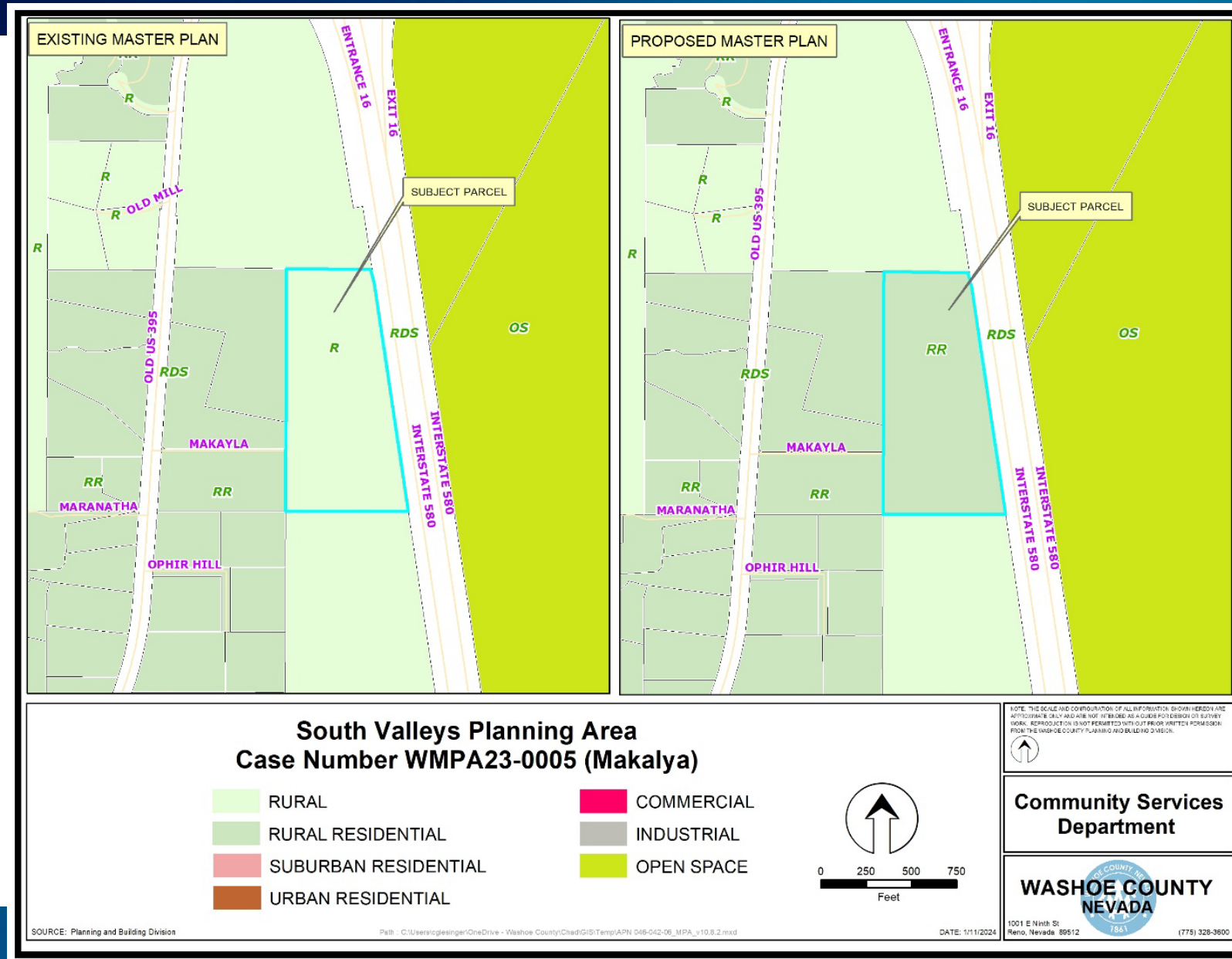
**WMPPA23-0005 AND WRZA23-0007
(3180 Makayla Way)**

April 16, 2024

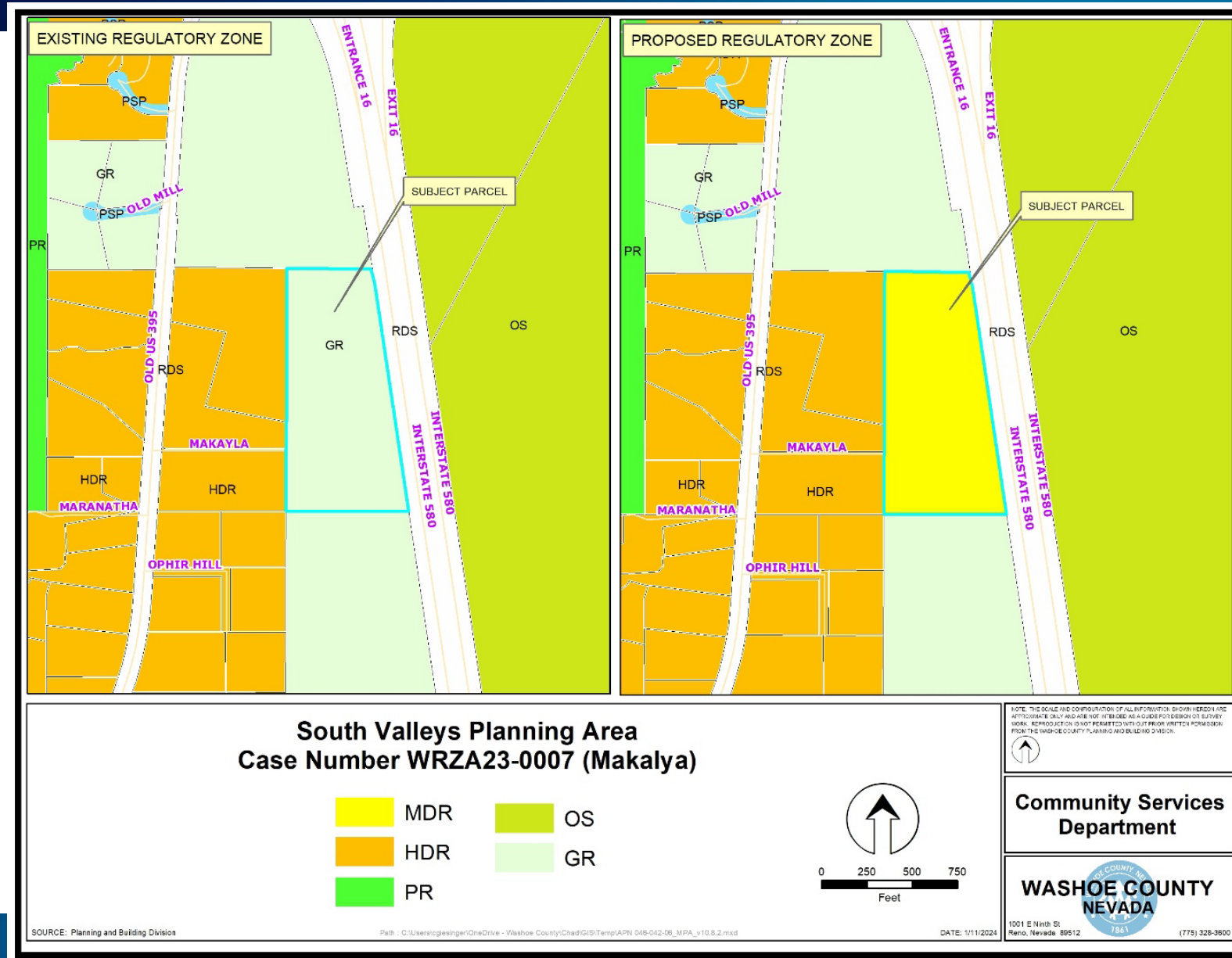
Background & Location



Applicant Request - MPA



Applicant Request - RZA



Vision Statement

“Maintain the area’s natural and cultural heritage through scenic protections like Washoe Valley”

“Future residential and development should mirror the existing development pattern and density...”

Envision Washoe 2040 Priority Principles & Policies



Population & Housing Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.

Envision Washoe 2040 Priority Principles & Policies for the South Valleys Planning Area



Land Use Principle 5. Maintain the rural character of communities in the Rural Area.

Public Facilities and Service Principle 2. Provide sufficient water to meet the current and future needs of County residents.

Neighborhood Meeting



The neighborhood meeting was held on April 22, 2023. The applicant indicated only one neighboring property owner(s) attended and no comment cards were submitted.

Predominant concerns were:

- ✓ Increased Traffic
- ✓ Concerns with access through Makayla Way easement
- ✓ Water rights

Planning Commission Recommendation



February 6, 2024 – Planning Commission held a public hearing and recommended the Board of County Commissioners adopt the Master Plan and Zoning Amendments with a six (6) to one (1) vote in favor of the requested amendment believing all required Findings can be made.

Possible Motion



1. Move to adopt Master Plan Amendment Case Number WMPA23-0005, 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 WRZA23-0007.

Thank you

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