

# Washoe County Planning Commission



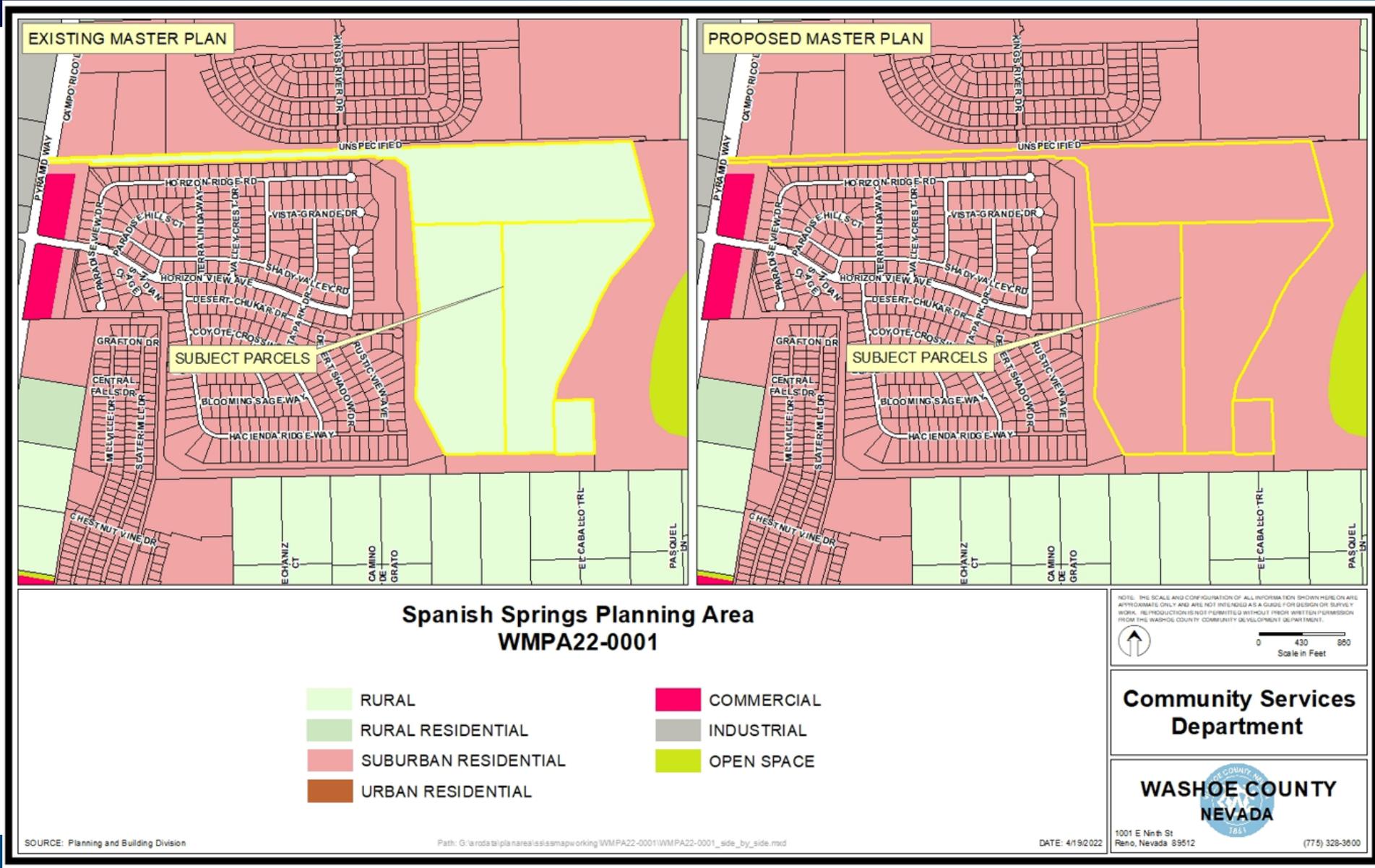
**WMPA22-0001 & WRZA22-0001  
(Donovan)**

May 3, 2022

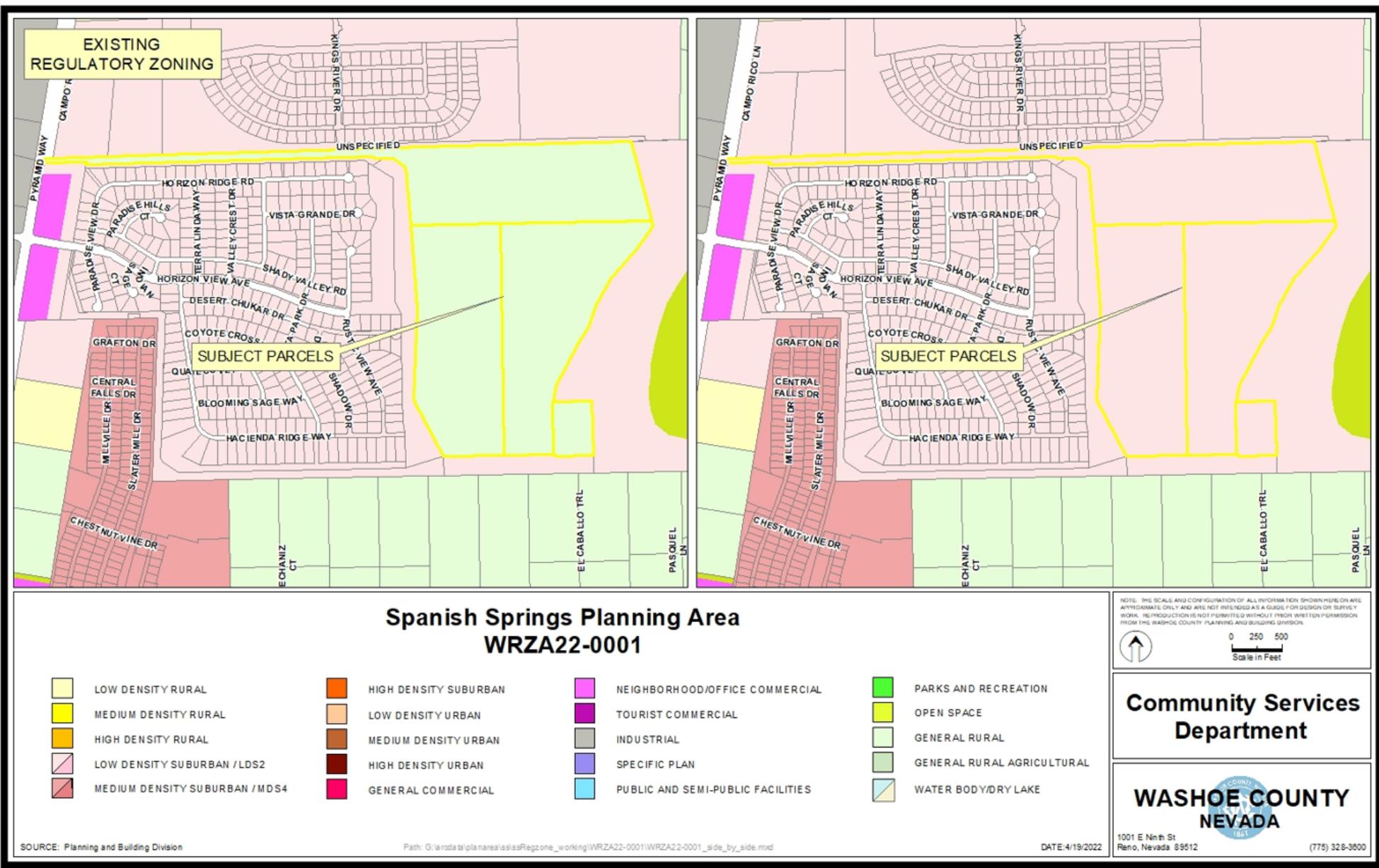
# Background & Location



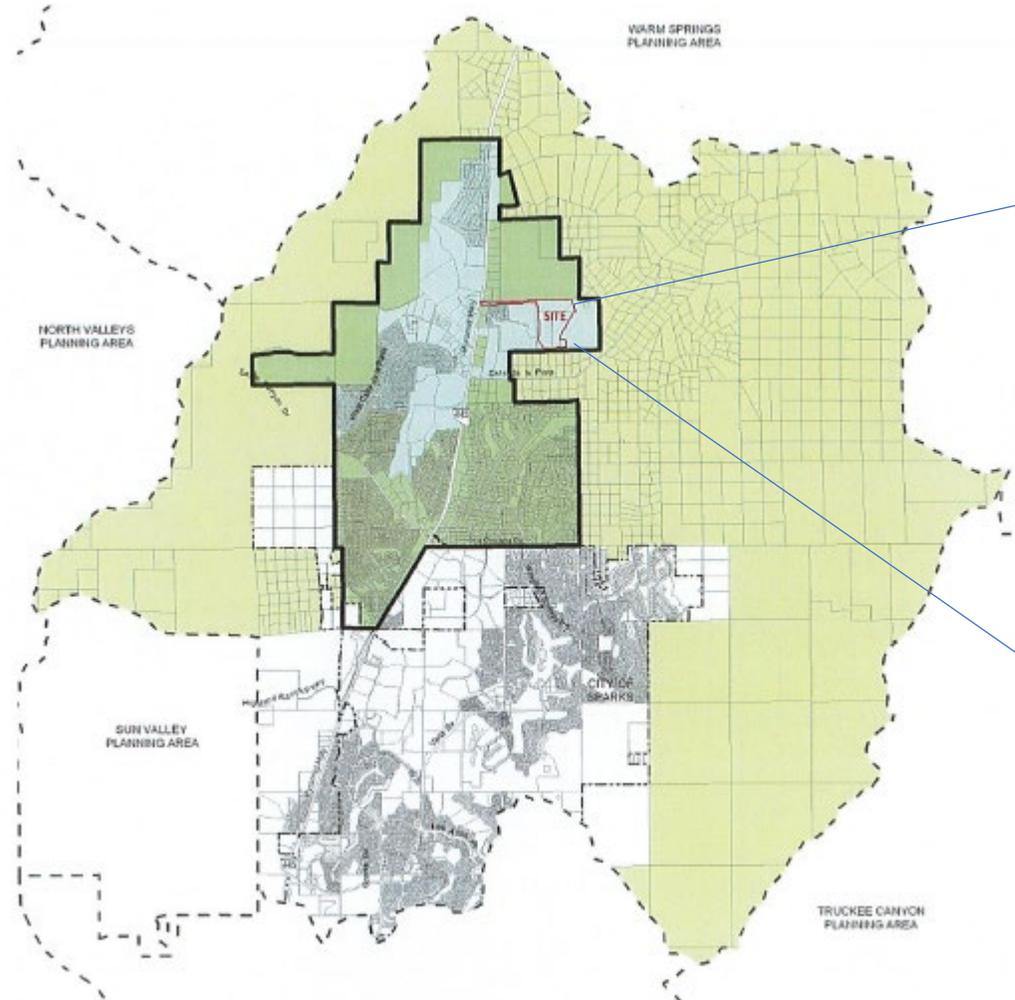
# Applicant Request - MPA



# Applicant Request - RZA



# Spanish Springs Suburban Character Management Area (SCMA)



NOTE: SCMA boundary is outlined in bold.

# Staff Analysis





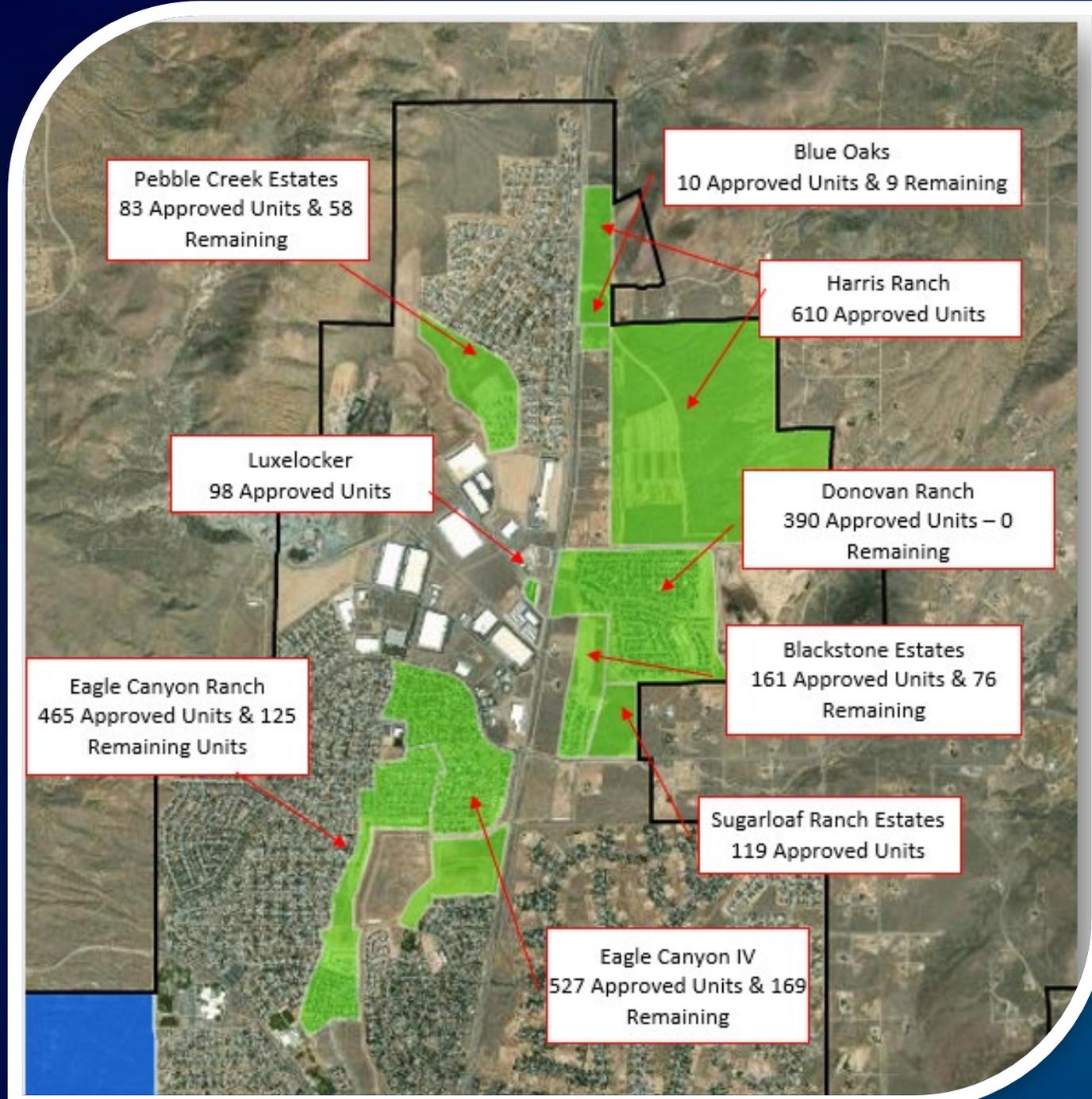
# Availability of Facilities

- Applicant indicates water will be provided by the Truckee Meadows Water Authority and that sewer service will be provided by Washoe County. Sewer will be conveyed to the Truckee Meadows Water Reclamation Facility (TMWRF) which is owned and operated by the City of Sparks.
  - The City of Sparks provided staff with written comments outlining a number of concerns and requests for clarification.
- The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment. The proposed amendment is expected to have a minimal impact on school enrollments.

# Traffic and Access



- Donovan aggregate pit is currently accessed via an existing private haul road that parallels the northern property boundary, connecting to Pyramid Highway.
- It is estimated that the aggregate facility generates up to 700 truck trips per day currently.
  - Additionally, the public landscape material yard often adds 200 to 300 additional vehicle trips, mainly on weekends.
- The preliminary traffic evaluation states the proposed amendment will generate approximately 1,300 +/- average daily trips (ADT). These trip volumes will be offset by the reduction of trips generated by the existing aggregate operation.



Pebble Creek Estates  
83 Approved Units & 58  
Remaining

Blue Oaks  
10 Approved Units & 9 Remaining

Harris Ranch  
610 Approved Units

Luxelocker  
98 Approved Units

Donovan Ranch  
390 Approved Units – 0  
Remaining

Eagle Canyon Ranch  
465 Approved Units & 125  
Remaining Units

Blackstone Estates  
161 Approved Units & 76  
Remaining

Sugarloaf Ranch Estates  
119 Approved Units

Eagle Canyon IV  
527 Approved Units & 169  
Remaining

# Neighborhood Meeting



- The neighborhood meeting was held virtually via zoom on February 23, 2022, from 6:00pm to 7:00pm. The applicants provided a thorough summary of the meeting, included as Exhibit F.
- Predominant concerns surrounded:
  - ✓ Increased Traffic
  - ✓ Concerns with access through Horizon View
  - ✓ Lack of disclosure by Ryder Homes regarding possible future access through Horizon View
  - ✓ Questions about the design of the future development

# 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.

*Staff Comment: The staff report provides a discussion on applicable goals and policies of the Spanish Springs Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.*

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: As identified on page 9 of this staff report, the proposed amendment will have a high compatibility rating with all surrounding uses. The proposed reconfiguration will provide for land uses compatible with the adjacent existing 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.

*Staff Comment: The applicants are seeking to end operation of the Donovan Aggregate facility and wish to restore and mitigate the property by means of a future residential development. The applicants wish to develop the site with a more desirable utilization of the land.*

# Master Plan Amendment Findings, cont.



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: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

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 promote the desired pattern for the orderly physical growth of the County with a better allocation of the land for development vs. undeveloped land that takes into account topography, access, desire for public trails, and sensitivity to traffic issues in the area.*

# Regulatory Zone Amendment Findings



1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

*Staff Comment: The staff report provides a discussion on applicable goals and policies of the Spanish Springs Area Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.*

2. 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: As identified on page 9 of this staff report, the proposed amendment will have a high compatibility rating with all surrounding uses. The proposed amendment will increase density, which will provide more housing in the area and conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's health, safety or welfare.*

3. 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 amendment will increase the availability of housing in the area, which is needed and desired by the Spanish Springs Area Plan and the Washoe County Master Plan and will comply with the 2019 Truckee Meadows Regional Plan. Additionally, the applicants are seeking to end operation of the Donovan Aggregate facility and wish to restore and mitigate the property by means of a future residential development. The applicants wish to develop the site with a more desirable utilization of the land.*

# Regulatory Zone Amendment Findings, cont.



4. 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:* All needed facilities are existing or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies; no recommendations of denial were received for the proposed amendment. A traffic study submitted by the applicant indicates that a Level of Service (LOS) “C” or better currently operates on impacted roadways and recommends a comprehensive traffic analysis prior to submittal of a tentative map application that will provide recommended roadway improvements to support the increased traffic levels.

5. 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 affect the impact of the implementation of the policies and action programs of the Washoe County Master Plan.

6. 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 by increasing housing units in a manner that is consistent with adjacent residential housing and as detailed in this staff report.

# Spanish Springs Area Plan Findings



**SS.17.1** In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a) The amendment will further implement and preserve the Vision and Character Statement.
- b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c) The amendment will not conflict with the public's health, safety or welfare.

*Staff Comment: Staff reviewed the Vision and Character Statement as well as the goals and policies of the Spanish Springs Area Plan and determined that the proposed request is consistent with the Vision and Character Statement and does not conflict with any of the goals or policies of the Area Plan.*

## **SS.17.2**

A. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Spanish Springs by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

*Staff Comment: The applicant provided as part of their application a feasibility analysis that can be found on page 25 of the attached application, which evaluated the potential impacts on municipal water, sewer and stormwater. The study indicates that the Truckee Meadows Water Authority will provide municipal water service. The applicant infers that no additional infrastructure will be required.*

B. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the [unincorporated] Spanish Springs Hydrographic Basin and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

*Staff Comment: The applicant supplied a traffic study indicating that a future development resulting from the proposed amendment would add an estimated 101 AM peak hour and 135 PM peak hour trips at the Horizon View/Ingenuity/Pyramid Way intersection. The traffic study also indicated that there will be a drastic reduction in truck traffic and improve traffic safety along Pyramid Highway at the Horizon View/Pyramid Highway intersection.*

C. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.

*Staff Comment: The potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2. Prior to this amendment, there are 1,144 available residential units remaining.*

# Spanish Springs Area Plan Findings, cont.



D. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Spanish Springs Hydrographic Basin, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, this finding may be waived by the Washoe County Planning Commission upon written request from the Regional Transportation Commission.

*Staff Comment: The applicant supplies part of the future tentative map submittal. Ied a study indicating that the overall traffic volumes will increase with the potential for 144 new residential units; however, the associated roadways are currently operating at a level of service C. A more detailed traffic analysis is recommended*

E. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and Regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

*Staff Comment: Roadways are not currently operating below adopted levels of service according to the traffic study from Headway Transportation dated January 3, 2022.*

F. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy SS.1.2.

*Staff Comment: The potential increase in residential units will not exceed Washoe County's policy growth level for the Spanish Springs Area Plan, as established in Policy SS.1.2.*

G. If the proposed intensification results in existing facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the district to absorb the additional enrollment. This finding may be waived by the Washoe County Planning Commission upon request of the Washoe County Board of Trustees.

*Staff Comment: The application was submitted to the Washoe County School District (WCSD); however, to date no comments have been received by the WCSD.*

H. Any existing development in the Spanish Springs planning area, the Sun Valley planning area, the Warm Springs planning area, or the City of Sparks, which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

*Staff Comment: There is no known Special Use Permit that will experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities, if the requested changes are approved.*

# MPA Recommendation & Possible Motion



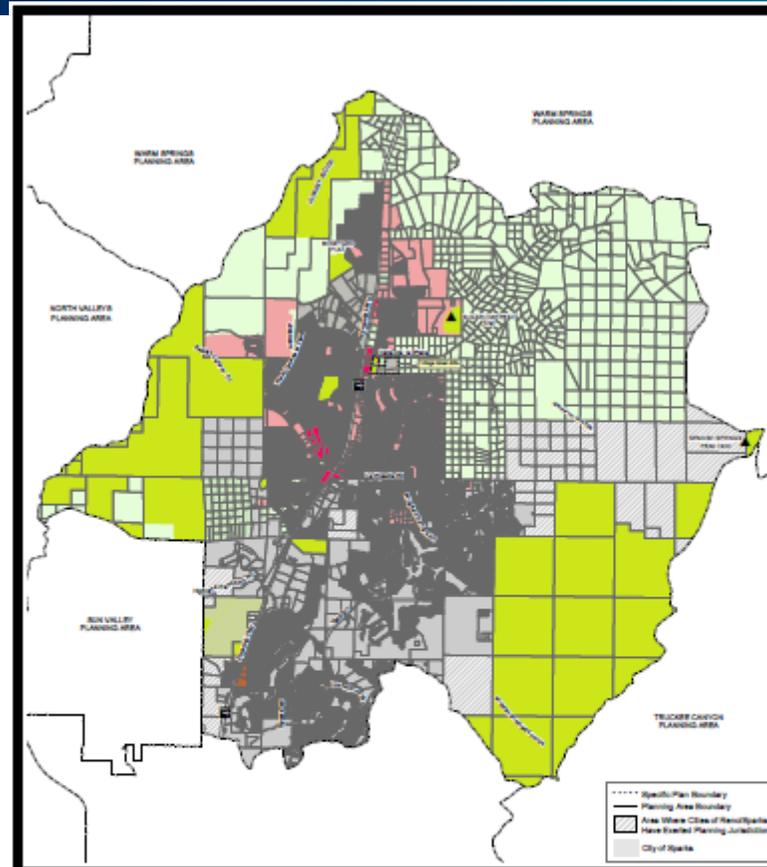
## Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0001. 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 Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0001 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required Spanish Springs Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0001 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.

# Amended Attachment to Exhibit A



**SPANISH SPRINGS MASTER PLAN MAP**

	RURAL
	RURAL RESIDENTIAL
	SUBURBAN RESIDENTIAL
	URBAN RESIDENTIAL
	COMMERCIAL
	INDUSTRIAL
	OPEN SPACE

Community Services Department  
WASHOE COUNTY NEVADA

# RZA Recommendation & Possible Motion



## **Regulatory Zone Amendment Recommendation**

Those agencies which reviewed the application provided commentary in approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners.

## **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 WRZA22-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0001 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.

# Thank you

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