



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE:** August 28, 2018

**DATE:** August 1, 2018

**TO:** Board of County Commissioners

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**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning &  
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**SUBJECT:** Approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan (RSJCP) pursuant to NRS 278.02786, at the request of Peavine Investors, LLC, to remove two parcels identified as APN 081-031-39 and 081-024-08 (559.3 acres) from the Reno-Stead Corridor Joint Plan and re-designate the parcels as part of the City of Reno Master Plan and, if approved, authorize the Chair to sign. The RSCJP is a master plan that is under the joint jurisdiction of Washoe County and the City of Reno and requires approval by both entities, as well as the regional planning authorities, for any changes. (City of Reno Case Number LDC17-00043)

Approval of the Master Plan Amendment will change the current Washoe County Master Plan Designations of Rural and Rural Residential to the comparable City of Reno Master Plan Designation Unincorporated Transition (416.3 acres) and Large Lot Neighborhood (143 acres). (Commission District 5.)

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### **SUMMARY**

The Board of County Commissioners (Board) is being requested to sponsor an amendment to the Reno-Stead Corridor Joint Area Plan, to remove two parcels (559.3 acres) from the Joint Plan making it part of the City of Reno Master Plan.

Washoe County Strategic Objective supported by this item: Proactive economic development and diversification.

### **PREVIOUS ACTION**

On January 16, 2018, the City of Reno Ward 4 Neighborhood Advisory Board (NAB) and the North Valleys Citizen Advisory Board (CAB) held a joint meeting to review the proposed amendment.

On February 20, 2018, the applicant held a neighborhood meeting in accordance with NRS 278.210.

**AGENDA ITEM # \_\_\_\_\_**

On April 26, 2018, during a joint meeting of the City of Reno and Washoe County Planning Commissions, both Commissions voted to deny the request to remove the subject property from the Reno-Stead Joint Corridor Plan, and to change the master plan designations.

On July 30, 2018, a concurrent meeting of the Reno City Council and the Washoe County Board of County Commissioners was held to consider an amendment to the Reno-Stead Corridor Joint Plan. Both the Council and the Board voted in the affirmative to approve the removal of the subject properties from the Reno-Stead Corridor Joint Plan. The approval did not include the re-designation of the land uses to the ReImagine Reno Master Plan designations.

### **BACKGROUND**

The two subject parcels are located in the City of Reno, and within the Reno-Stead Corridor Joint Plan. At the concurrent meeting of the City of Reno City Council and the Washoe County Board of County Commissioners, the Board made the determination that they could make at least 3 of the 6 findings as required by Washoe County Code. Having made the findings the Board voted in the affirmative to approve the master plan amendment to remove the two subject properties from the Reno-Stead Corridor Joint Plan, and to forward a resolution to Truckee Meadows Regional Planning Agency. The Board of County Commissioners was not on the agenda at the concurrent meeting to sponsor the master plan amendment to the Regional Planning Agency. The provisions in the Reno-Stead Corridor Joint Plan require that Washoe County and City of Reno co-sponsor the amendment.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, to remove two parcels identified as APN 081-031-39 and 081-024-08 (559.3 acres) from the Reno-Stead Corridor Joint Plan and re-designate the parcels as part of the City of Reno Master Plan and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC17-00043).

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, to remove two parcels identified as APN 081-031-39 and 081-024-08 (559.3 acres) from the Reno-Stead Corridor Joint Plan and re-designate the parcels as part of the City of Reno Master Plan and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC17-00043)."

Attachment: Resolution – Proposed Amendment to the Reno-Stead Corridor Joint Plan