



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: March 12, 2019

**DATE:** February 8, 2019

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Planning & Building Division, Community Services Department, 775-328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Regulatory Zone Amendment Case Number WRZA18-0009 (The Club at Arrowcreek) – to adopt an amendment to the Southwest Truckee Meadows Regulatory Zone Map, changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on  $\pm 140.12$  acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on  $\pm 8.94$  acres to Parks and Recreation (PR) on  $\pm 149.06$  acres and, if adopted, authorize the Chair to sign the resolution to that effect. Generally, the PR zone is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities.

Lucky Star Golf, LLC is the applicant and property owner. The subject parcel (APN: 152-021-03) is  $\pm 149.06$  acres in size and located at 2905 E. Arrowcreek Pkwy. It is situated within the Southwest Truckee Meadows Area Plan and South Truckee Meadows/Washoe Valley Citizen Advisory Board boundaries. (Commission District 2.)

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### **SUMMARY**

This is a request to change the regulatory zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on approximately 140.12 acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on  $\pm 8.94$  acres to Parks and Recreation (PR) on  $\pm 149.06$  acres

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities.

### **PREVIOUS ACTION**

On February 5, 2019, the Washoe County Planning Commission heard the Regulatory Zone Amendment request and recommended adoption. The Planning Commission recommended adoption by a vote of seven in favor and none opposed.

On January 3, 2019, the proposed Regulatory Zone Amendment application was presented to the South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB)

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and the discussion was in support of the request and acknowledged the benefits for the community and the area. The CAB voted unanimously in favor of the request

### **BACKGROUND**

The applicant is seeking to amend the Southwest Truckee Meadows Regulatory Zone Map to better reflect the current and the future planned activities on the parcel. The Club at Arrowcreek is a private golf course with two 18-hole golf courses, club house and associated facilities. The current regulatory zones of HDR and LDS are primarily residential. The request is to change the regulatory zone to Parks and Recreation (PR), which is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities. This change would better define the type of uses that are occurring on the site and would help to enable the future of the golf course operations.

### **FISCAL IMPACT**

No fiscal impact

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners affirm the approval of the Planning Commission, adopt Regulatory Zone Amendment Case Number WRZA18-0009 (The Club at Arrowcreek) changing the Regulatory Zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on  $\pm 140.12$  acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on  $\pm 8.94$  acres to Parks and Recreation (PR) on  $\pm 149.06$  acres located at 2905 E. Arrowcreek Pkwy. Generally, the PR zone is intended for parks, golf courses, ski resorts and other active and passive recreational uses, for either public or private facilities. It is further recommended that the Board authorize the Chair to sign a Resolution (Attachment A) adopting the amendment to the Southwest Truckee Meadows Regulatory Zone Map (Regulatory Zone Amendment Case Number WRZA18-0009).

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, 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 a military installation

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to adopt an amendment to the Southwest Truckee Meadows Regulatory Zone Map, changing the regulatory zone from High Density Rural (HDR) (1 dwelling unit / 2 acre) on  $\pm 140.12$  acres and Low Density Suburban (LDS) (1 dwelling unit / 1 acre) on  $\pm 8.94$  acres to Parks and Recreation (PR) on  $\pm 149.06$  acres located at 2905 E. Arrowcreek Pkwy.; to affirm the findings of fact of the Washoe County Planning Commission as outlined in the staff report for this item; to direct the Director of the Planning and Building Division to sign and certify the amended Southwest Truckee Meadows Regulatory Zone Map; and to authorize the Chair to sign a Resolution included as Attachment A to the staff report for this item adopting the amendment to the Southwest Truckee Meadows Regulatory Zone Map.”

#### **Attachments:**

- A. Regulatory Zone Amendment Resolution
- B. Planning Commission Staff Report for WRZA18-0009
- C. Planning Commission Signed Resolution
- D. Planning Commission Draft Minutes for February 5, 2019 meeting

cc: Applicant/Owner: Lucky Star Golf, LLC, 2905 Arrowcreek Pkwy., Reno, NV 89511

Consultant: CFA Inc., Attn: Dave Snelgrove, 1150 Corporate Blvd., Reno, NV 89502