



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: July 21, 2020

**DATE:** June 12, 2020

**TO:** Board of County Commissioners

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

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

**SUBJECT:** Public Hearing: Appeal of the Washoe County Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) to amend the Southwest Truckee Meadows Regulatory Zone Map, a component of the Southwest Truckee Meadows Area Plan, to change the regulatory zone for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum- allowing up to 12 units) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum- allowing up to 36 units) for Reno Christian Fellowship, Inc. The parcels are located adjacent to and west of the church. And, if approved, authorize the chair to sign a resolution to this effect. (Commission District 2.)

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### **SUMMARY**

The appellant, Reno Christian Fellowship, Inc. is seeking to overturn the Washoe County Planning Commission's denial on April 20, 2020. The appellant has appealed the denial providing justification to support the first, second and third findings, which were the findings that the Planning Commission were unable to make.

Washoe County Strategic Objective supported by this item: Stewardship of our Community

### **PREVIOUS ACTION**

On April 20, 2020, the amendment was considered, in a public hearing, before the Planning Commission. The Planning Commission could not make finding 1 (constancy with master plan), 2 (compatible land uses) and finding 3 (response to change conditions) and unanimously denied the proposed amendment.

On March 5, 2020, this item was heard by the South Truckee Meadows/Washoe Valley Citizen Advisory Board (STM/WV CAB). The CAB recommended that the regulatory zone be amended to Low Density Suburban- 2 units per acre (LDS-2) and not Medium Density Suburban- 3 units per acre.

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

## **BACKGROUND**

The Washoe County Planning Commission was unable to make three of the findings required by Washoe County Code (WCC) Section 110.821.15(d); specifically, the first, second and third findings for approval of the amendment of regulatory zone request [WCC Section 110.821.15(d) (2 & 4)], stated below:

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

The appellant's application (see Attachment A) addresses the Planning Commission's comments regarding Findings 1, 2 and 3 with the following comments:

- The Planning Commission failed to consider the Southwest Truckee Meadows Area Plan and Thomas Creek Suburban Character Management Area policies, which allows High Density Suburban (HDS); and
- The Washoe County compatibility matrix supports the proposed change of zoning, which lists HDS as highly compatibility with the surrounding regulatory zoning of Low Density Suburban (LDS) and Public/Semi Public Facility (PSP).

## **FISCAL IMPACT**

No fiscal impact.

## **POSSIBLE ACTIONS**

It is recommended that the Board of County Commissioners review the record and take one of the following two actions:

1. Affirm the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship); or
2. Reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship) as proposed by the applicant and as evaluated by staff in the Planning Commission staff report.

## **POSSIBLE MOTIONS**

Should the Board agree with the Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship), staff offers the following motion:

“Move to deny the appeal and affirm the decision of the Planning Commission to deny Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship). The denial is based upon the inability to make the findings required by WCC Section 110.810.30, *Findings*.”

or

Should the Board disagree with the Planning Commission’s denial of Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship), staff offers the following motion:

“Move to approve the appeal and reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0003 (Reno Christian Fellowship). The approval is based on the Board’s ability to make all the findings required by WCC Section 110.810.30, *Findings*.”

Attachments:

Attachment A: Appeal Application dated 4/28/20

Attachment B: Planning Commission Action Order dated 4/20/20

Attachment C: Planning Commission Staff Report dated 4/20/20

Attachment D: Planning Commission Minutes of 4/20/20

Attachment E: BCC RZA Resolution

Attachment F: Additional Public Comment

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cc:

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