



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: February 11, 2025

DATE: January 10, 2025
TO: Board of County Commissioners
FROM: Julee Olander, Planner, Planning and Building, Community Services Department, (775) 328-3627, jolander@washoecounty.gov
THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, kmullin@washoecounty.gov
SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA24-0004 & Regulatory Zone Amendment Case Number WRZA24-0006 (Empire).

Consideration of the Planning Commission's recommendation to:

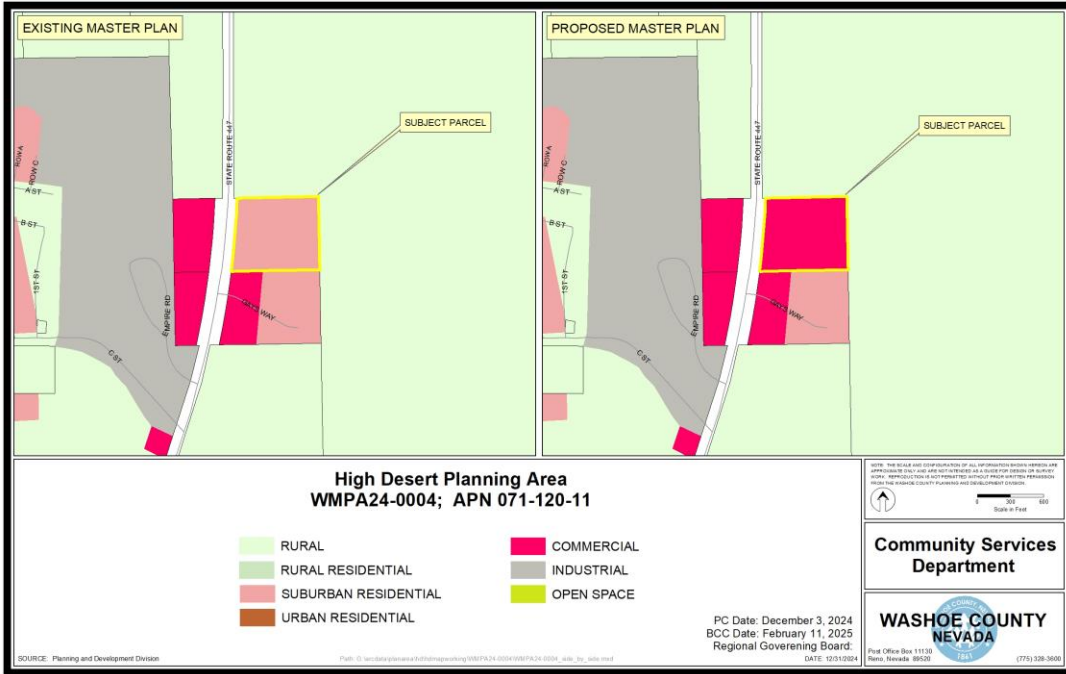
- (1) Adopt an amendment to the Washoe County Master Plan, High Desert Master Plan Land Use Map, to change the master plan land use designation on an ±11.55-acre parcel (APN: 071-120-11) from Suburban Residential (SR) to Commercial (C); and if approved, authorize the chair to sign a resolution to this effect; and
- (2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the High Desert Regulatory Zone Map to change the regulatory zone for an ±11.55-acre parcel (APN: 071-120-11) from Low Density Suburban (LDS- 1 unit per acre) to General Commercial (GC); and if approved, authorize the chair to sign a resolution to this effect.

The applicant and property owner is Joseph Rutski. The subject parcel is located at 70200 State Route 447. The Board of County Commissioners may adopt the proposed amendments, may modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendments after the public hearing. (Commission District 5.)
FOR POSSIBLE ACTION

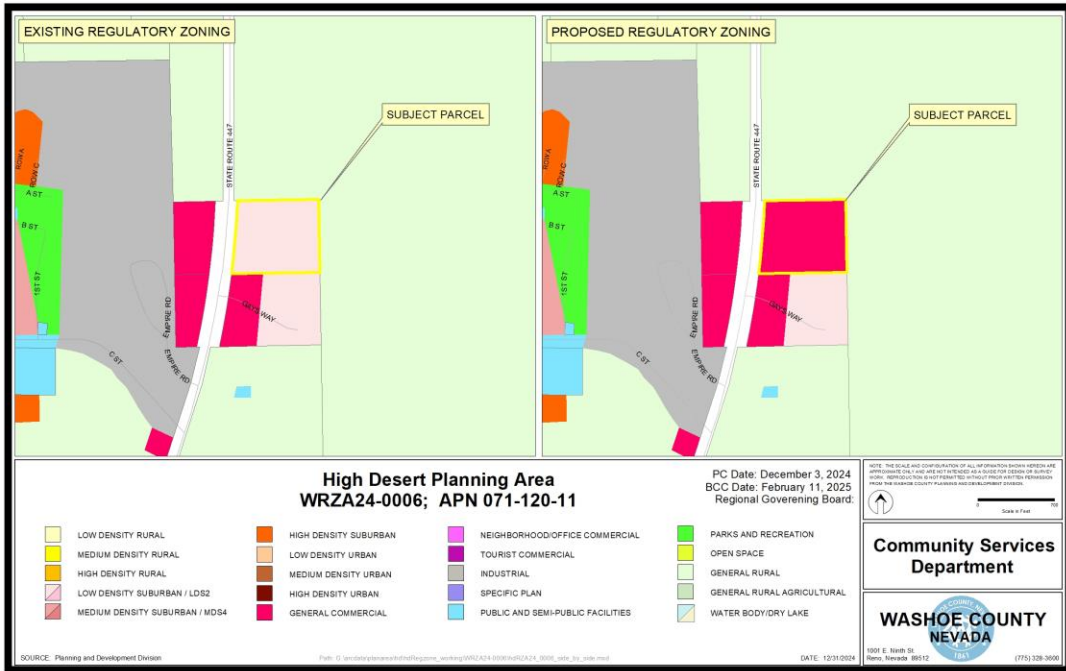
SUMMARY

This is a request to approve a master plan land use map amendment and regulatory zone amendment for a 11.55-acre parcel (APN: 071-120-11).

AGENDA ITEM # _____



Existing and Proposed Master Plan Designations - Side by Side Comparison



Existing and Proposed Regulatory Zone Maps - Side by Side Comparison

Washoe County Strategic Objective supported by this item: Economic Impacts - Meeting the Needs of Our Growing Community and Support a thriving community.

PREVIOUS ACTION

On December 3, 2024, the Washoe County Planning Commission heard the master plan and regulatory zone amendment requests and voted unanimously to recommend adoption of these amendments, being able to make the required findings in WCC 110.820.15(d) and WCC 110.821.15(d).

BACKGROUND

The 11.55-acre parcel (APN: 071-120-11) is located at 70200 State Route 447. The request is to change the master plan land use designation from Suburban Residential (SR) to Commercial (C) and change the regulatory zone from Low Density Suburban (LDS) to General Commercial (GC). The current LDS regulatory zone would allow 11 dwelling units. Currently, the property is being used to rent bikes under a temporary use permit that was obtained two years ago. The master plan and regulatory zone amendments would allow commercial uses to be maintained on the site, including bike rentals.

Currently, there is no infrastructure on the site, i.e., power, water, or sewer. The applicant indicates that as development occurs, the necessary infrastructure will be established. The applicant has obtained a will serve letter from NV Energy to provide power to the site. The applicant further indicates that they will “provide sanitary sewer collection in accordance with the regulations of the Washoe County District Board of Health.” Northern Nevada Public Health provided a comment stating that “future development will require the installation of commercial onsite sewage disposal systems or installation of a wastewater batch treatment plant under permit by the Nevada Division of Environmental Protection (NDEP)”. The applicant will also need to obtain commercial water rights per the Nevada State Engineer and provide the documentation to Washoe County.

NEIGHBORHOOD MEETING

A neighborhood meeting was held on August 16, 2024, from 6 pm to 7 pm at Brunos Country Club, with 10 attendees. The following concerns were expressed:

- Maintenance of the site, i.e. junk accumulating on the site;
- Timing of the meeting during Burning Man event;
- Taking away residential zoning and the need for housing; and
- How the property would be developed.

PUBLIC HEARING NOTICE

Master Plan Amendment Public Notice

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.220(3) and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

Regulatory Zone Amendment Public Notice

Notice for regulatory zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260 and WCC Section 110.821.20.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 37 property owners within 2,700 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed in the Reno Gazette Journal at least 10 days before the public hearing date.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0004; and subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the High Desert Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA24-0006.

POSSIBLE MOTIONS

Should the Board agree with the Planning Commission's recommendation, staff offers the possible following motions motion:

(1) "Move to adopt Master Plan Amendment Case Number WMPA24-0004, to adopt an amendment to the High Desert Master Plan Land Use Map, which is a component of the Washoe County Master Plan, to change the master plan land use designation on an ±11.55-acre parcel (APN: 071-120-11) from Suburban Residential (SR) to Commercial (C); and authorize the Chair to sign the resolution contained in Attachment A to this staff report to that effect.

In making this motion, the Board is able to make the following findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

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 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.
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.
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.”

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 WRZA24-0006, which amends the High Desert Regulatory Zone Map, to change the regulatory zone for an ±11.55-acre parcel (APN: 071-120-11) from Low Density Suburban (LDS) to General Commercial (GC); and authorize the Chair to sign the resolution contained in Attachment B to this staff report to that effect.

In making this motion, the Board is able to make the following findings for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d):

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 Change 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 the military installation.”

Attachments: A- BCC MPA Resolution
B- BCC RZA Resolution
C- Planning Commission Signed MPA Resolution
D- Planning Commission Signed RZA Resolution
E- Planning Commission Staff Report
F- Planning Commission Meeting Minutes for December 3, 2024

Applicant Property Owner: Joe Rutski, joerutski@gmail.com

Representatives: Juniper & Sage Consulting, LLC, juniperandsage.consulting@gmail.com