



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE:** February 25, 2025

**DATE:** January 24, 2025

**TO:** Board of County Commissioners

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

**THROUGH:** Kelly Mullin, AICP, Division Director, Planning & Building Division, Community Services Department, (775) 328-3619, [kmullin@washoecounty.gov](mailto:kmullin@washoecounty.gov)

**SUBJECT:** Public Hearing: Regulatory Zone Amendment Case Number WRZA24-0007 (Galena Creek School).

Consideration of the Planning Commission's recommendation to adopt an amendment to the Forest Regulatory Zone Map to change the regulatory zoning on a 1-acre parcel (APN: 045-472-28) from Low Density Suburban (LDS- 1 du/acre) to Parks/Recreation (PR); and if approved, authorize the chair to sign a resolution to this effect.

The site is located at 16000 Callahan Rd. and owned by Washoe County. The Board of County Commissioners may adopt the proposed amendment, may adopt the proposed amendment with modifications, or may deny the proposed amendment after the public hearing. If the Board denies a proposed amendment, the reason(s) for the denial (i.e., which findings cannot be made) shall either be stated in the motion or discussed on the record by the individual Board members. (Commission District 2.)  
FOR POSSIBLE ACTION

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### SUMMARY

This is a request to approve a regulatory zone amendment for a 1-acre parcel (APN: 045-472-28) from Low Density Suburban (LDS- 1 du/acre) to Parks/Recreation (PR).

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



schoolhouses on the site. The schools were built for the town of Galena, which thrived in the 1860's as a timber town, supplying timber to Virginia City for the mines. The rocks used to build the current school came from the area. The school was built by a stonemason from the Works Progress Administration (WPA). The school was used from 1940 until 1959 and then as a residence in the 1970's.

The Washoe County Parks Program is requesting this regulatory zone amendment to better reflect the types of activities planned for the site in the future. The Parks Program plans to use the schoolhouse building for docent/ranger led educational events and as an interpretative center. The building will also be reservable for small gatherings or groups. A classroom is planned for 10-12 people on the north side of the building. Patio areas for 15-20 people will be located on the east and north side of the building for gatherings.

The schoolhouse building is being restored and recently received a Commission for Cultural Centers and Historic Preservation (CCCHP) grant. Phase 1 of the restoration was completed in August 2024 and Phase 2 of the restoration is anticipated to be completed by February 2025. The site has access to power and municipal water. However, there is no sewer service and Parks is planning to construct a restroom with vaulted toilet.

### **NEIGHBORHOOD MEETING**

A neighborhood meeting was held on October 16, 2024, at 6:30 pm at the South Valleys Library. A total of two (2) members of the public attended the meeting. There were no concerns about the rezone and attendees were positive about the restoration to the schoolhouse. The attendees did have overall questions and concerns about development in the area.

### **PUBLIC HEARING NOTICE**

#### **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: 39 property owners within 1,000 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 Forest Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA24-0007.

## **POSSIBLE MOTIONS**

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

“Move to adopt Regulatory Zone Amendment Case Number WRZA24-0007: To amend the Forest Regulatory Zone Map to change the regulatory zoning for a 1-acre parcel (APN: 045-472-28) from Low Density Suburban (LDS- 1 du/acre) to Parks/Recreation (PR); and further authorize the Chair to sign the resolution 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 RZA Resolution  
B- Planning Commission Signed RZA Resolution  
C- Planning Commission Staff Report  
D- Planning Commission Meeting Minutes for January 7, 2025

Applicant: Washoe County Parks Department, fpekar@washoecounty.gov