

Washoe County Board of County Commissioners



**COMMUNITY
SERVICES DEPARTMENT**

WMPA25-0004 & WRZA25-0005 (Sunset Ranch)

January 20, 2026

Request



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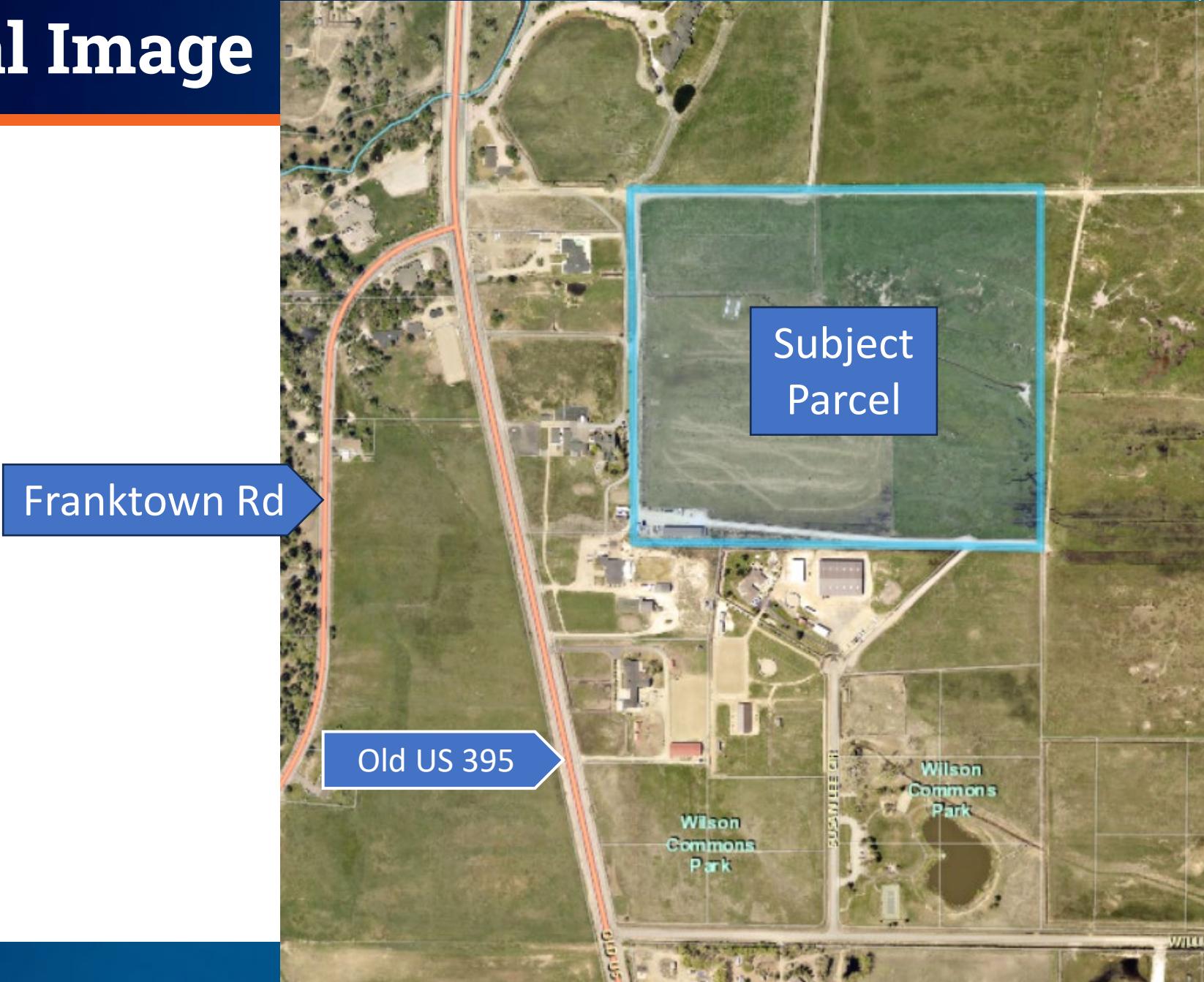
1. A master plan change to go **from Rural to Rural Residential (RR); and**
2. A regulatory zone change on the same parcel **from General Rural (GR) to Medium Density Rural (MDR).**

- Approval of this amendment would allow a maximum of eight (8) potential future parcels for the 41.7 –acres parcel.

Aerial Image



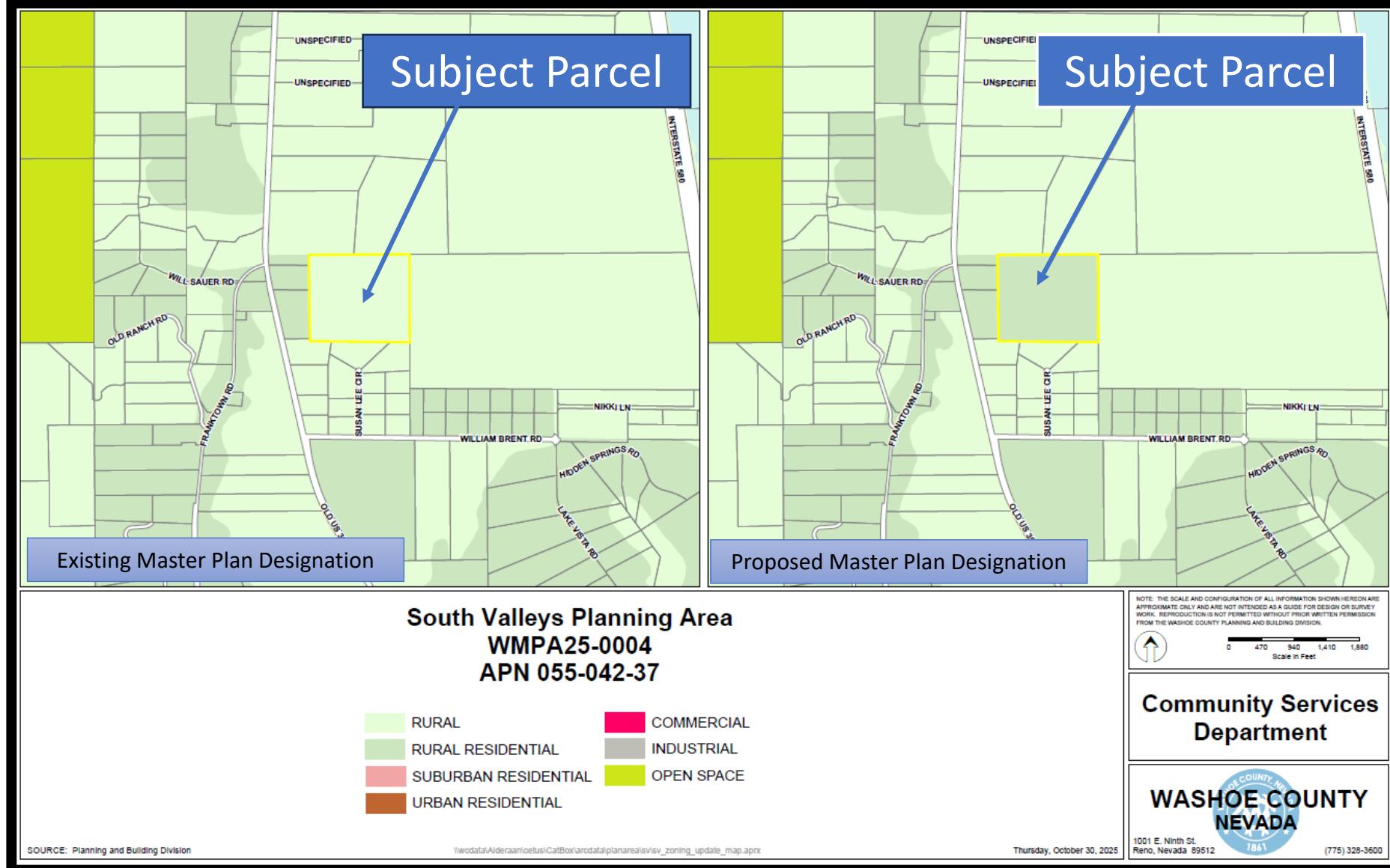
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Master Plan Request



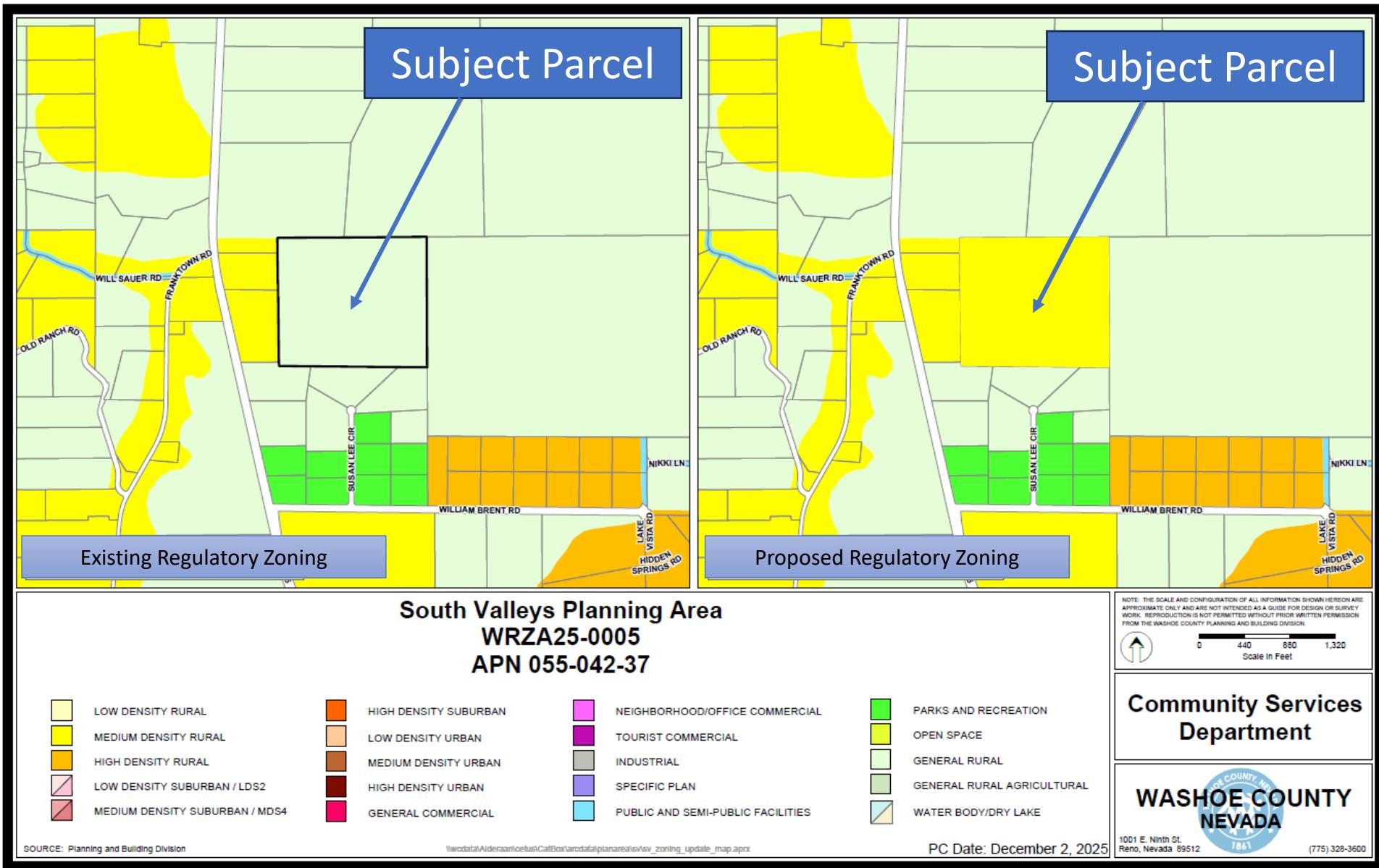
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RZA Request



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Evaluation



- The proposed Rural Residential (RR) master plan designation supports the areas vision by allowing for rural residential lots, small-scale agriculture & conservation, with densities ranging from one unit per 40 acres to one per 5 acres.
- The zoning options under RR supports these uses better than those available under the current Rural designation & are more compatible with surrounding uses (5-acre residential parcels).
- The parcel is located outside of the Truckee Meadows Service Area (TMSA) which requires a minimum of 5-acres for dwellings to be served by well and septic.

Neighborhood Meeting & Public Comment



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- A neighborhood meeting on August 25, 2025.
- Questions/comments included:
 - Purpose of the requested amendment
 - Development potential, site access and drainage
 - Questions on process and how to provide comment

Planning Commission Recommendation



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- Planning Commission made all required Findings and unanimously passed a motion recommending approval of the request to the BCC.
- Possible motions can be found on page 6 of the staff report.

Thank you

Julee Olander, Planner (On behalf of Courtney Weiche)
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