



# Planning Commission Staff Report

Meeting Date: January 7, 2025

Agenda Item: 9B

REGULATORY ZONE AMENDMENT CASE NUMBER:

WRZA24-0007 (Galena Creek School)

BRIEF SUMMARY OF REQUEST:

To approve a regulatory zone amendment for a 1-acre parcel

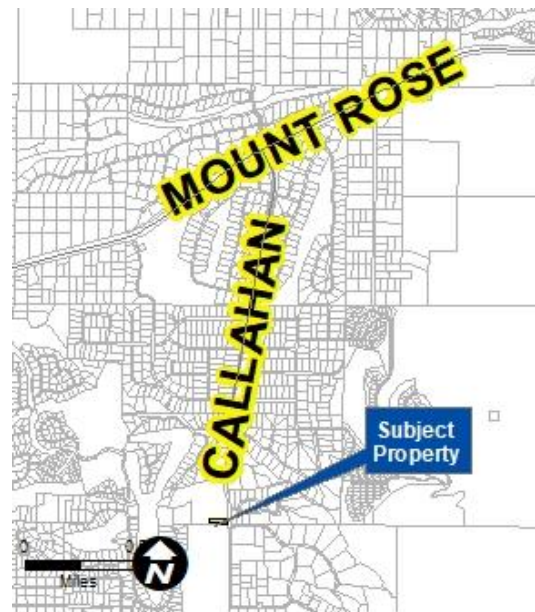
STAFF PLANNER:

Julee Olander, Planner  
Phone Number: 775.328.3627  
E-mail: jolander@washoecounty.gov

## CASE DESCRIPTION

For hearing, discussion and possible action to approve a regulatory zone amendment to the Forest Regulatory Zone Map to change the regulatory zone for 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.

Applicant/ Owner: Washoe County  
Location: 16000 Callahan Rd.  
APN: 045-472-28  
Parcel Size: 1 acre  
Master Plan: Suburban Residential (SR)  
Existing Regulatory Zone: Low Density Suburban (LDS)  
Proposed Regulatory Zone: Parks/Recreation (PR)  
Area Plan: Forest  
Development Code: Authorized in Article 821, Amendment of Regulatory Zone  
Commission District: 2- Commissioner Clark



Vicinity Map

## STAFF RECOMMENDATION

**APPROVE**

DENY

## POSSIBLE MOTION

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0007 having made all of the findings set forth in Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0007 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

*(Motion with Findings on Page 10)*

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**Attachment Contents**

Regulatory Zone Amendment Resolution ..... Exhibit A

Agency Comments..... Exhibit B

Neighborhood Meeting..... Exhibit C

Approve Unbuilt ..... Exhibit D

Noticing Map..... Exhibit E

Application..... Exhibit F

**Explanation and Processing of a Regulatory Zone Amendment**

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 4.

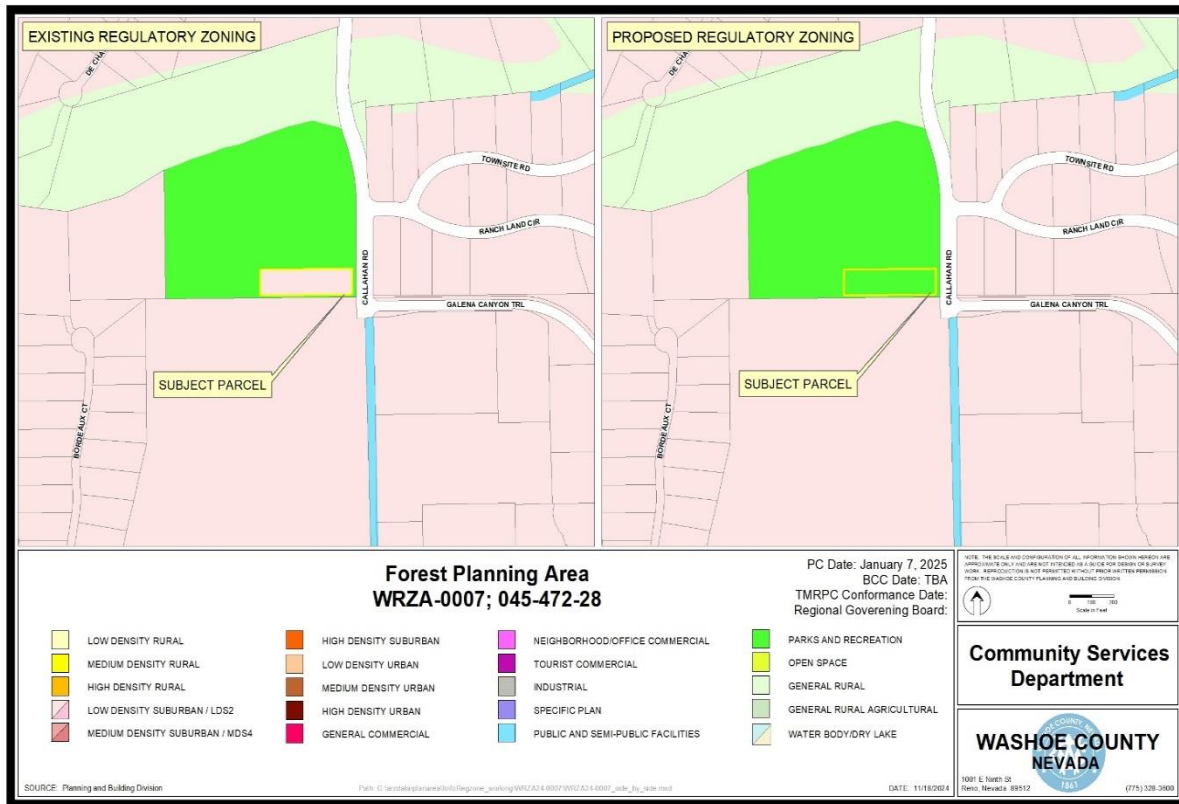
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the master plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the county. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the master plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the county relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, joint plan or community plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate area plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



**Existing and Proposed Regulatory Zone Maps**

**Current Conditions**

The subject parcel is located at 16000 Callahan Rd. (APN: 045-472-28). The one-acre parcel has a master plan designation of Suburban Residential (SR) and a regulatory zone designation of Low Density Suburban (LDS). The request is to change the regulatory zoning from LDS to Parks & Recreation (PR). The PR regulatory zone is allowed in the SR master plan designation. There is no minimum lot size or width for the PR regulatory zone. The parcel is located in the Forest Planning Area.

The historic Galena Creek Schoolhouse is located on the parcel and is adjacent to the 25-acre Phillip & Annie Callahan Washoe County Park. The school has been on the National Register of Historic Places since 2011. There have been possibly up to three 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 to build the school came from the area and a stonemason from the Works Progress Administration (WPA) built the school, which opened in 1940 and was used until 1959.

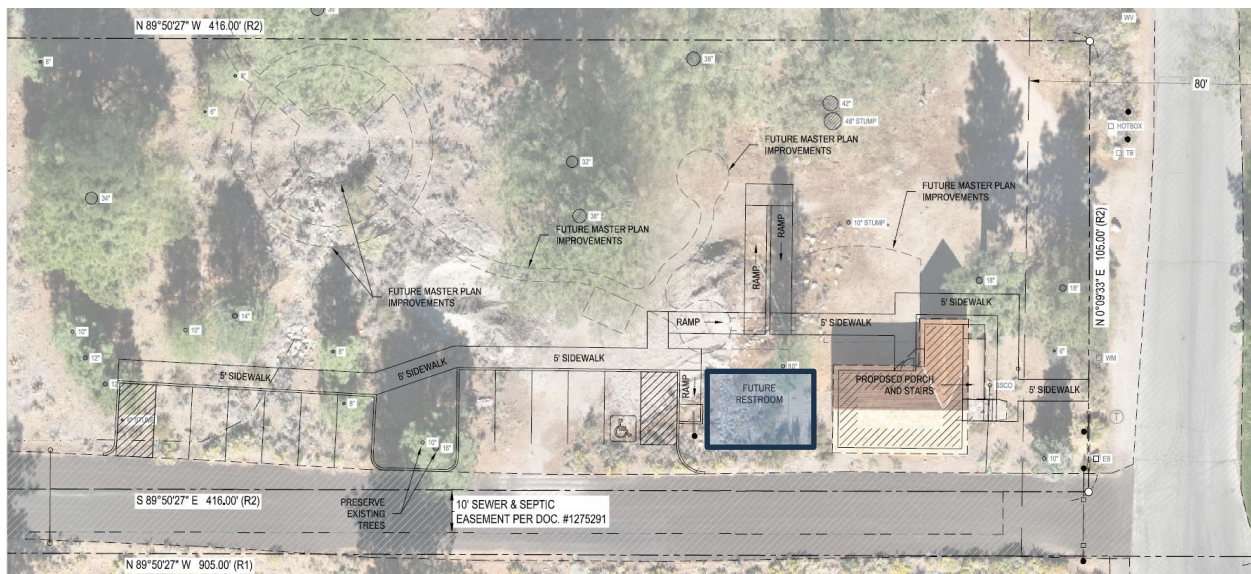
**Change of Conditions**

The Washoe County Parks Program is requesting this regulatory zone amendment to better reflect the type of activities planned for the site in the future. The PR regulatory zone expands the possible uses for the site, allowing both active and passive recreation activities and uses. The Washoe County Parks Program staff states that the building “acts as an extension of the Callahan Park property” and that “rezoning for the Galena School House parcel from LDS to PR makes it

consistent with adjacent land uses and would allow for passive recreation to occur on site.” The LDS regulatory zone primarily allows residential uses, and there are currently no residential uses on the site. Previously the schoolhouse had been used as a residence in the 1970’s.

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. The Parks Program is planning to construct a restroom with vaulted toilet. (See layout plan below).



**Proposed Galena Creek School Layout Plan**

**Subject Property Surrounding Land Uses and Compatibility**

**Table 1: Surrounding regulatory zones and existing uses**

Location	Regulatory Zone	Existing Use
North/West	Parks & Recreation (PR)	Park buildings
South	Low Density Suburban (LDS)	Vacant
East	Low Density Suburban (LDS)	Single-Family Dwellings

Washoe County Code Article 106, Master Plan Categories and Regulatory Zones, Section 110.106.10(c) states the following:

“Suburban Residential. The Suburban Residential Master Plan category is intended primarily for residential uses of low to medium densities. Supporting neighborhood scale commercial uses and mixed-use village center development is allowed with approval of a discretionary permit. The following Regulatory Zones are allowed in and are consistent

with the Suburban Residential Master Plan category: Low Density Suburban One, Low Density Suburban Two, Medium Density Suburban, Medium Density Suburban Four, High Density Suburban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.”

The master plan designation for the surrounding parcels is Suburban Residential (SR). Parcels to the south and east have a regulatory zoning of LDS and parcels to the north and west are zoned PR. Per Article 302, Allowed Uses the proposed PR regulatory zone allows civic uses and some limited residential and commercial uses. The allowed uses for LDS regulatory zoning are primarily residential with some limited civic and commercial uses.

**2040 Master Plan Consistency**

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan Forest Planning Area Vision Statement as described in the following section.

**Table 2: Master Plan Conformance**

Vision Statement	Explanation of Conformance with Vision Statement
<p><i>The Vision Statement states- “Future residential and commercial development should mirror the existing development pattern and density, with a focus on providing local employment opportunities, maintaining open space, and providing trail connections.”</i></p>	<p>The regulatory zone proposed will mirror the existing zoning to the north of the site and will further maintain open space and trail connections.</p>

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

**Table 3: Master Plan Element Conformance Priority Principles & Policies**

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p><b>Natural and Cultural Resources Principle 8. Educate citizens about the region’s natural and cultural resources.</b></p>		
<p><b>NCR 8.1. Work with partners to support development and maintenance of a comprehensive public education program to teach citizens about the history, legacy, and uniqueness of the region’s cultural and scenic resources.</b></p>		<p>The proposed zoning amendment to Parks &amp; Recreation (PR) will further enable the preservation of the Galena Creek School building, which is unique regional cultural resource.</p>
<p><b>Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.</b></p>		

<p><b>LU 1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.</b></p>	<p>In addition to County-required noticing per NRS, the applicant held the required and duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage (<a href="https://neighborhood-washoe.hub.arcgis.com/">https://neighborhood-washoe.hub.arcgis.com/</a>) allows for an additional opportunity for community engagement and feedback for the project.</p>
<p><b>LU 1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).</b></p>	<p>Northern Nevada Public Health was provided the project application and information during the agency review period. No comments or concerns were received concerning the proposed regulatory zone amendment.</p>

The Project is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the Forest Planning Area, as described in Table 4.

**Table 4: Master Plan Conformance with Forest Planning Area Priority Principles & Policies**

<p><b>Priority Principles &amp; Policies</b></p>	<p><b>Explanation of Conformance with Priority Principles &amp; Policies</b></p>
<p><b>Natural Cultural Resources Principle 6. Acquire, develop, and maintain a system of regional parks and trails that provide for both active and passive recreational opportunities.</b></p>	
<p><b>Policy 6.5 Work with partner agencies including TMRPA, WCSD, NDOT, and RTC to support a collaborative approach to the creation of a network of parks, bikeways, greenbelts, recreational trails, multi-purpose corridors, and public facilities</b></p>	<p>The proposed zoning amendment will enable Washoe County Park's to provide a stronger footprint by allowing more recreational resources on the site.</p>

**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 Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

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 parcel were noticed by mail not less than 10 days before today's public hearing. (See Exhibit E)

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 with the Reno Gazette Journal.

### **Agency Comments**

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOW (Wildlife)	X			
NV Water Resources	X			
Washoe County GIS	X			
Washoe County Parks & Open Space	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All)	X	X		Robert Wimer, rwimer@washoecounty.gov
NNPH EMS	X	X		James English, jenglish@nnph.org
TMFPD	X	X		Dale Way, dway@tmfpd.us
NV Energy	X			
Truckee Meadows Water Authority	X			

### **Staff Comment on Required Findings**

WCC Section 110.821.15 of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. **Consistency 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.

*Staff Comment:* The staff report provides a discussion on applicable goals and policies of the Master Plan and the Forest Planning Area. 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.

*Staff Comment:* The parcels to the north and west are zoned PR and that is where the 25-acre Phillip & Annie Callahan Washoe County Park is located. The proposed amendment will increase the acreage of PR regulatory zoned parcels in the area and further the park type land uses for the area. The amendment will not conflict with the public's health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and provided comments with no significant concerns (See Exhibit B).

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.

*Staff Comment: The proposed amendment will change the regulatory zoning, which is more desirable for the area and for the Parks Program specifically. The restoration of the schoolhouse building will allow the Parks Program to use the building for Park activities and uses. The Schoolhouse is identified in the 2019 Washoe Parks Master Plan in the Mount Rose Planning Area. This area is expected to grow over the next twenty years and the Plan states, "areas should be monitored as development continues to increase to guarantee recreational needs are met."*

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.

*Staff Comment: There are adequate available services in the area- i.e. transportation, power and water. However, there is no sewer service to the parcel; and thus, Parks is planning to construct a restroom with vaulted toilet. All impacted agencies received a notice of the application and no comments in opposition were received. Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, Truckee Meadows Fire Protection District, Washoe County Parks and Open Space, and utility companies reviewed this application and indicated no concerns with available facilities.*

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.

*Staff Comment: The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.*

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.

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for the expansion of PR regulatory zoning in the area. The Parks Program is requesting the change to better meet the needs of the park service in the area. This change will allow the Parks Program to use the parcel in conjunction with the adjacent parcel where the 25 acre Phillip & Annie Callahan Park is located.*

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.

*Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

## **Recommendation**

After a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

**Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0007, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA24-0007 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. Consistency 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; 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. The proposed amendment will not affect the location, purpose and mission of the military installation.

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA24-0007, TO AMEND THE FOREST REGULATORY ZONE MAP TO CHANGE THE REGULATORY ZONE FOR A 1 ACRE PARCEL (APN: 045-472-28) FROM LOW DENSITY SUBURBAN (LDS- 1 DU/ACRE) TO PARKS & RECREATION (PR).

Resolution Number 25-01

Whereas Regulatory Zone Amendment Case Number WRZA24-0007 came before the Washoe County Planning Commission for a duly noticed public hearing on January 7, 2025; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed regulatory zone amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed regulatory zone amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment meets the following findings:

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 effect 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; and
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.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA24-0007 and the amended Forest Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on January 7, 2025.

WASHOE COUNTY PLANNING COMMISSION

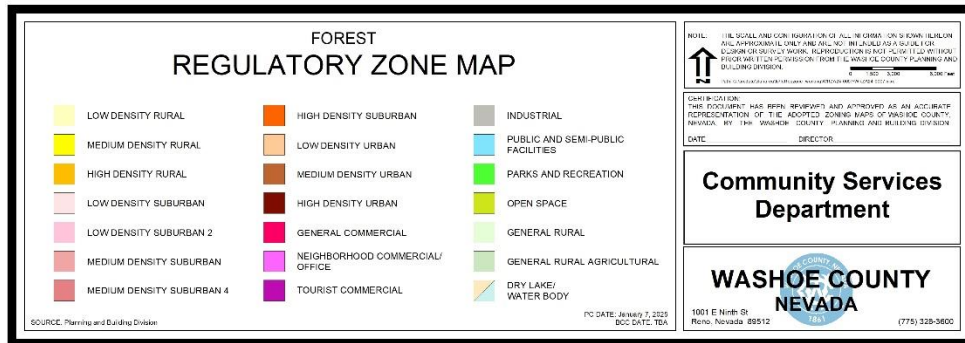
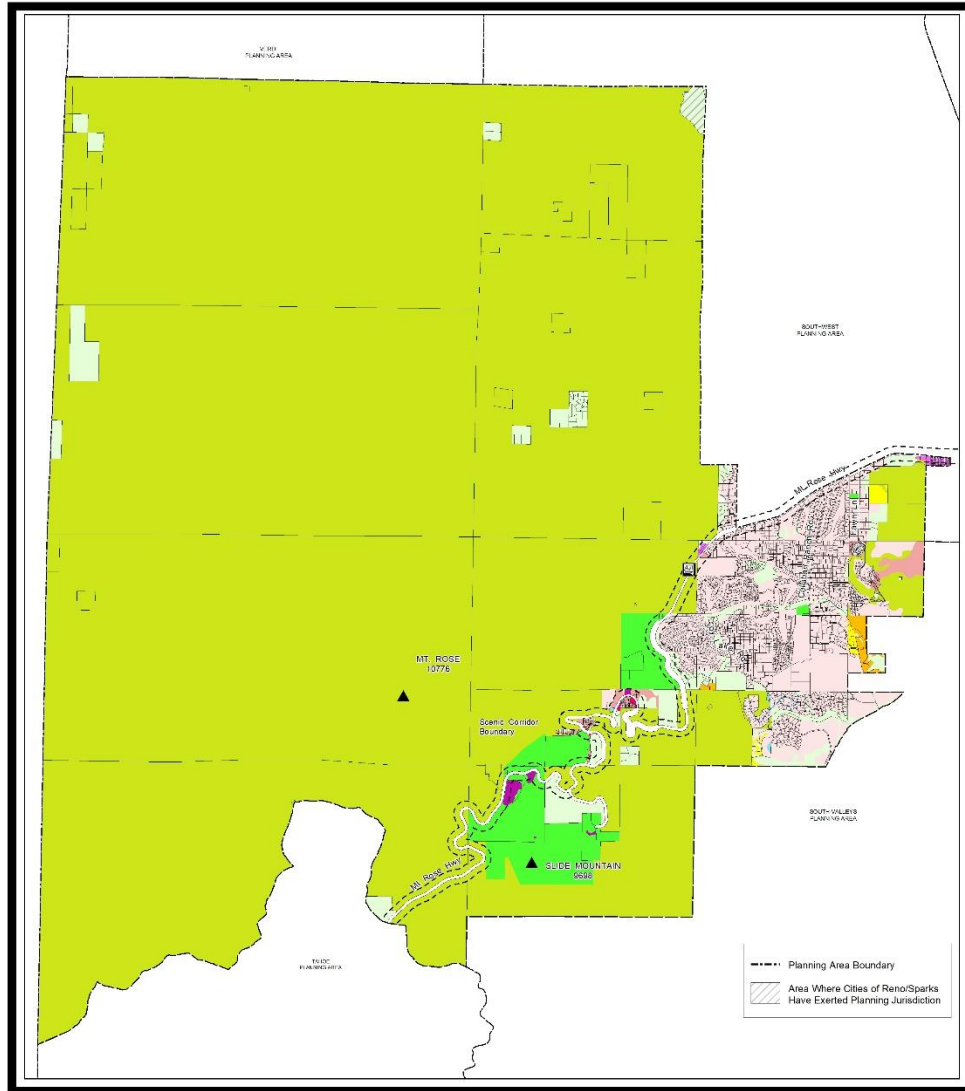
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Rob Pierce, Chair

Attachment: Exhibit A – Forest Regulatory Zone Map

Exhibit A, WRZA24-0007



**Forest Regulatory Zone Map**

**From:** [Program, EMS](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Program, EMS](#)  
**Subject:** FW: November Agency Review Memo II - Case Number WRZA24-0007 (Galena Creek School)  
**Date:** Monday, November 25, 2024 3:15:34 PM  
**Attachments:** [November Agency Memo II.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image009.png](#)  
[image010.png](#)  
[image011.png](#)

Good afternoon,

The EMS Program has reviewed the November Agency Review Memo II - Case Number WRZA24-0007 (Galena Creek School), and has no concerns or questions at this time based on the information provided.

Thank you



**April Miller**  
*Sr. Office Specialist*  
*Epidemiology and Public Health Preparedness*

O: [775-326-6049](tel:775-326-6049)  
1001 E Ninth St. Bldg. B Reno, NV 89512

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**From:** Roman, Brandon <BRoman@washoecounty.gov>  
**Sent:** Friday, November 15, 2024 11:19 AM  
**To:** Giesinger, Chad <CGiesinger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Program, EMS <EMSProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>  
**Cc:** Emerson, Kathy <KEmerson@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>  
**Subject:** November Agency Review Memo II

Good afternoon,

**Please remember to send agency review responses/comments directly to the Planner for the case, rather than replying to me.**

Please find the attached **Agency Review Memo II** with cases received in **November** by Washoe County Community Services Department, Planning and Building Division. The item description and link to the application are provided in the memo. **Comments for all Items are due by November 27, 2024.**

Chad (GIS) – **All Items**

Faye-Marie (Open Space) – **All Items**

Timber (Water Rights) – **All Items**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

EMS – **Item #2**

David/Jim/Wes (Environmental Health) – **Item #1**

Sincerely,



**Brandon Roman**  
**Senior Office Specialist, Planning & Building Division | Community Services Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Date: November 27, 2024

To: Julee Olander, Planner

From: Janelle K. Thomas, P.E., C.F.M., Senior Licensed Engineer  
Robert Wimer, P.E., Licensed Engineer

Re: Regulatory Zone Amendment WRZA24-0007  
APN 045-472-28

**GENERAL PROJECT DISCUSSION**

Washoe County Engineering and Capital Project staff have reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions.



**From:** [Way, Dale](#)  
**To:** [Olander, Julee](#)  
**Cc:** [Lemon, Brittany](#)  
**Subject:** WRZA24-0007 (Galena Creek School) - 16000 Callahan Rd  
**Date:** Friday, November 15, 2024 11:37:45 AM

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Julee,

TMFPD has no specific conditions for this case.

Thank you.

**Dale Way**

**Deputy Fire Chief – Fire Marshal | Truckee Meadows Fire & Rescue**

[dway@tmfpd.us](mailto:dway@tmfpd.us) | Office: 775.326.6000

3663 Barron Wy, Reno, NV 89511



*"Committed to excellence, service, and the protection of life and property in our community"*

December 2, 2024

Washoe County Community Services  
Planning and Development Division

RE: Galena Creek School; 045-472-28  
Regulatory Zone Amendment; WRZA24-0007

Dear Washoe County Staff:

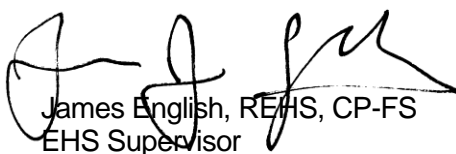
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

**Contact Name – James English - [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us)**

- a) Condition #1: EHS has reviewed the application as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcels served by a domestic well and onsite sewage disposal system.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS  
EHS Supervisor  
Environmental Health Services  
Northern Nevada Public Health



Date: November 18, 2024

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Regulatory Zone Amendment Case Number WRZA24-0007 (Galena Creek School)

## **GENERAL PROJECT DISCUSSION**

For hearing, discussion, and possible action to approve a regulatory zone amendment for a 1-acre parcel (APN: 045-472-28) from Low Density Suburban (LDS) to Parks/Recreation (PR), and; if approved, authorize the chair to sign a resolution to this effect.

***The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:***

This application specifies that water service will be provided by TMWA. A TMWA discovery process must be completed prior to these parcels being annexed into TMWA's service territory. The applicant shall conform with the requirements of TMWA regarding water rights and water service. TMWA requires that all water service conditions to be met prior to approval of any development of these parcels. Recommend approval of this permit, with written approval, discovery finding, or will-serve from TMWA to provide service for these parcels prior to submittal of any development application for these parcels.

**Project Name:** Galena Creek School House Regulatory Zone Amendment (RZA)

**Neighborhood Meeting**

**Meeting Location:** South Valleys Library, 15650 Wedge Parkway, Reno, NV 989511

**Sign-In Sheet**

**Meeting Date:** Wednesday, October 16, 2024 at 6:30pm

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Julia Gold	6300 Galena Canyon Tr Reno, NV 89511	775-530-2860
2	Collin Cavanaugh	16205 Callahan Rd Reno NV 89511	collin_cavanaugh@yahoo.com
3			
4			
5			
6			
7			
8			

**Disclaimer:** A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

Neighborhood Meeting  
SUMMARY

**Project Name:** Galena Creek School House Regulatory Zone Amendment (RZA)  
**Meeting Location:** South Valleys Library, 15650 Wedge Parkway, Reno, NV 989511  
**Meeting Date:** Wednesday, October 16, 2024 at 6:30pm

**Virtual Meeting Option Provided:**  YES  NO

**Hosted By (Name):** Faye-Marie Pekar, Park Planner **(Company):** Washoe County, Parks

**Contact (Email):** fpekar@washoecounty.gov **(Phone):** (775)328-3623

**Public Concerns:**

1. None submitted
- 2.
- 3.
- 4.
- 5.

**Changes Made to Proposal (if applicable):**

1. None
- 2.
- 3.
- 4.
- 5.

**Any Additional Comments:**

Total of three attendees for the neighborhood meeting. No comments of public concern submitted or voiced for the rezone of the parcel from LDR to Parks and Recreation (PR). Comments provided within public meeting were about neighbors ability to have access over the adjacent Washoe County owned park parcel (Callahan Park) for their ability to do maintenace on the Timothy Ditch which is beyond the scope of this rezone application. Discussions about the Galena School House Master Plan were discussed and the improvments that have occured to the school house from the CCCHP grant recieved to perform improvements. Phase 2 of School House improvments are slated for Spring 2025 which is seperate from the application for the parcel rezone for the school house.

## Neighborhood Meeting



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **Galena Creek School House Regulatory Zone Amendment (RZA)**

October 16, 2024



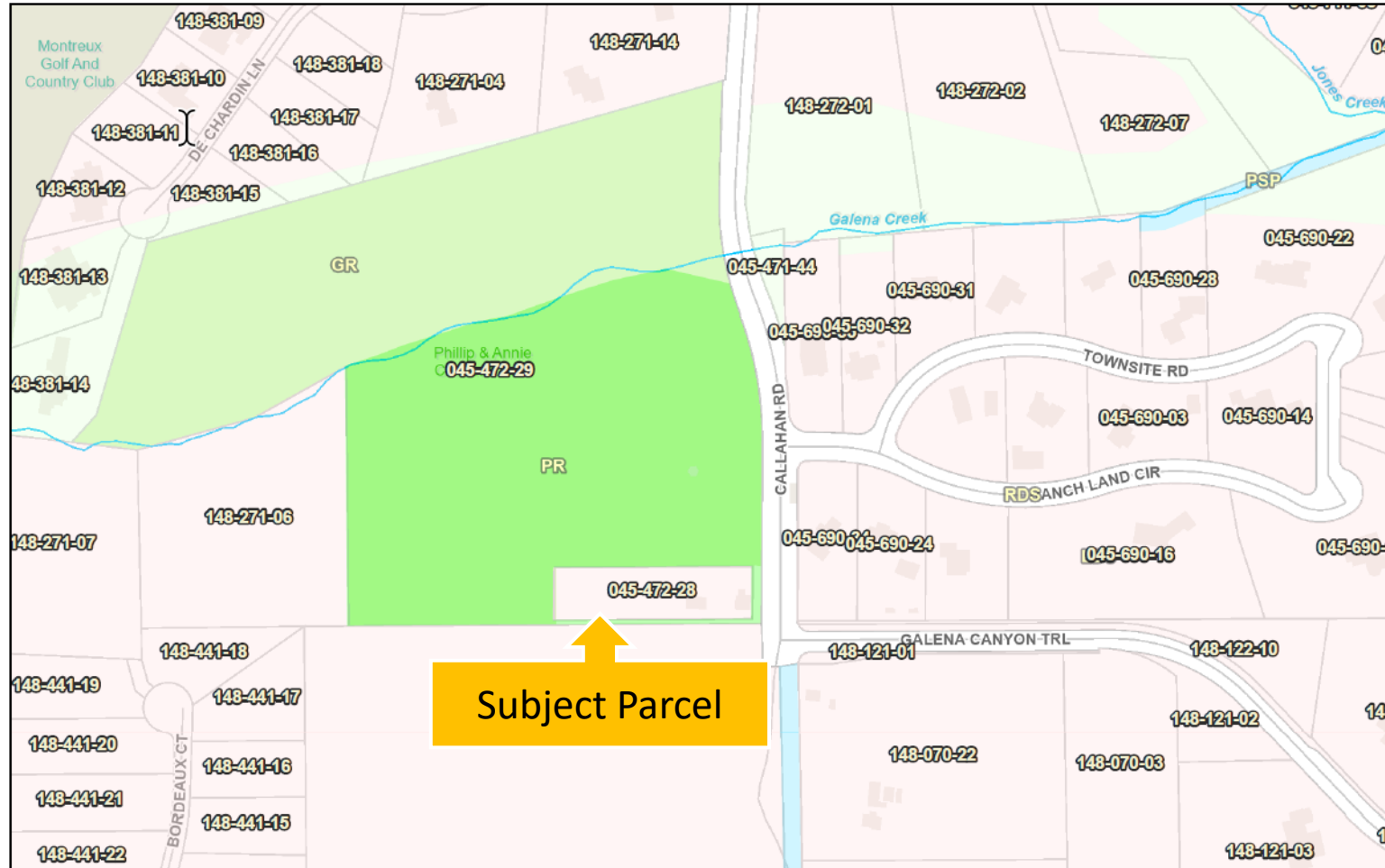
- This Neighborhood Meeting serves to help provide information to the public and gain community input before our application submittal for the rezoning amendment request (RZA) being led by Washoe County Park Staff.
- Rezoning request is for a 1.003 acre parcel, APN 045-472-28, 16000 Callahan Road, owned by Washoe County to **change the zoning of the entire parcel from Low Density Suburban (LSD) to Parks and Recreation (PR)**.
- The parcel currently serves as an extension of Callahan Park and the rezoning will allow the Washoe County owned parkland to be zoned appropriately as PR instead of LSD.

- Washoe County recently received a Commission for Cultural Centers and Historic Preservation (CCCHP) grant to restore the historic schoolhouse.
- Phase 1 restoration work was completed in August 2024
- Phase 2 restoration work anticipated to be completed by February 2025





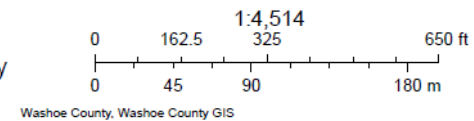
### Existing Regulatory Zoning



October 16, 2024

Regulatory Zoning - Washoe

General Rural	Low Density Suburban	Public and Semi-Public Facility
Parks and Recreation	Roads	



This information for illustrative purposes only. Not be used for boundary

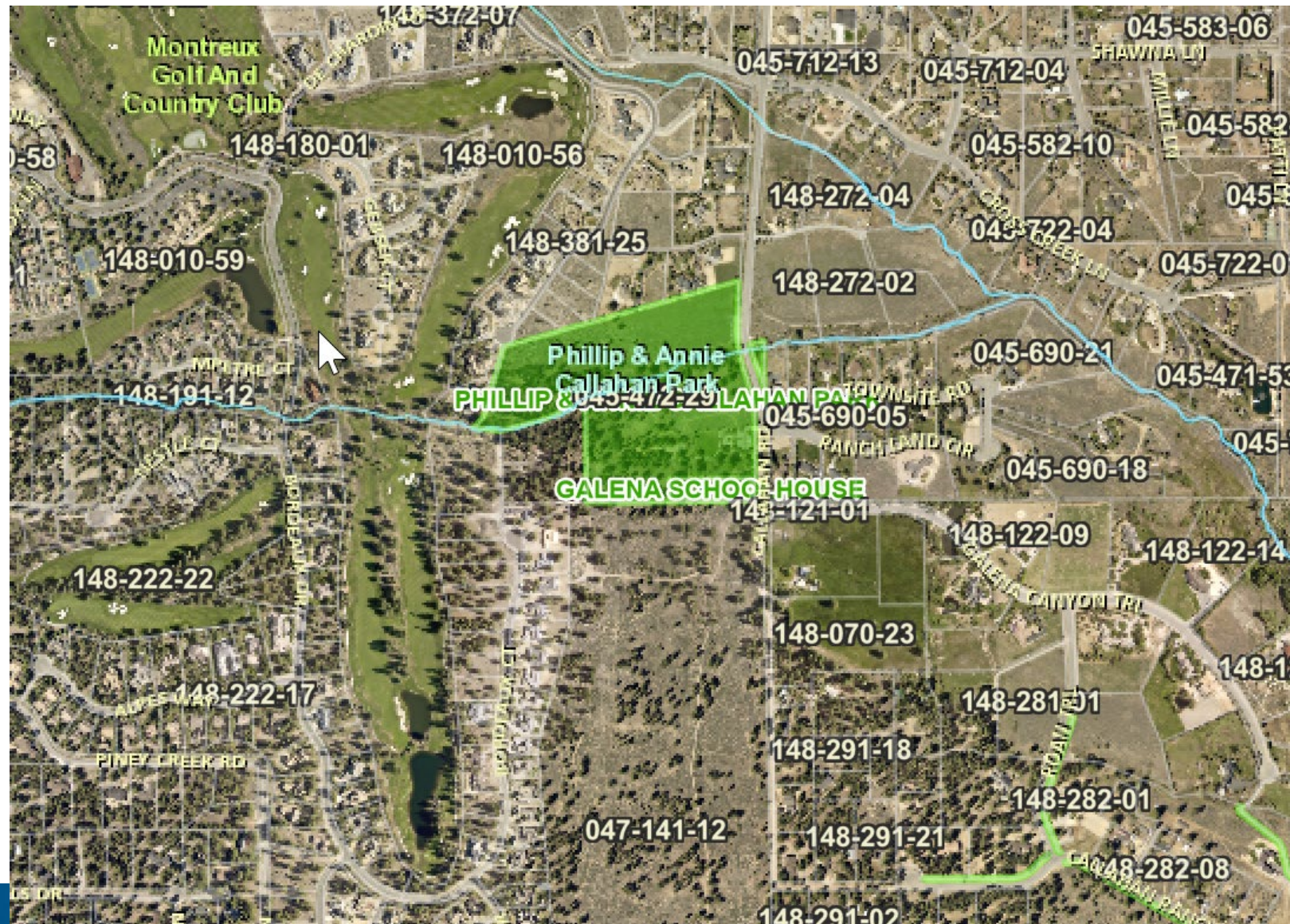


**Low Density Suburban Regulatory Zone:** Is intended to create and preserve areas where single-family, detached homes one-acre lots are predominate.

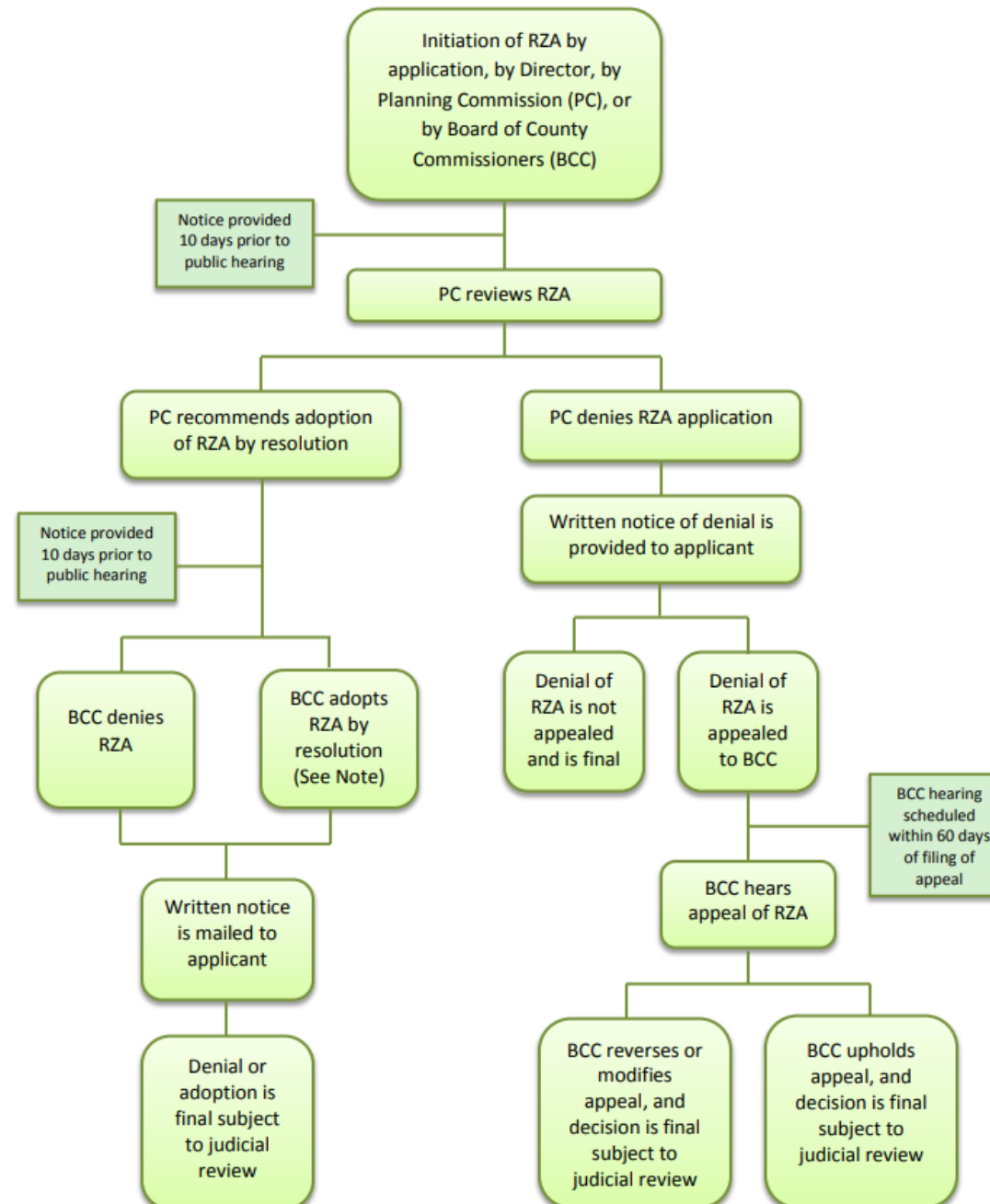
**Parks and Recreation Zone:** is intended for parks, golf courses, ski resorts and other active and passive recreational areas. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. This is on minimum lot area for this regulatory zone.

- The parcel is located adjacent to Philip and Annie Callahan Park (APN 045-472-29), a 24-acre parcel also owned by Washoe County
- The zone change will allow the Galena Creek School House parcel to be consistent with adjacent zoning of Park and Recreation (PR) found at Callahan Park and other Washoe County owned park properties





# Regulatory Zone Amendment (RZA) – Article 821



# Thank you

Faye-Marie Pekar, Park Planner  
Washoe County CSD – Operations Division  
fpekar@washoecounty.gov  
775-328-3623

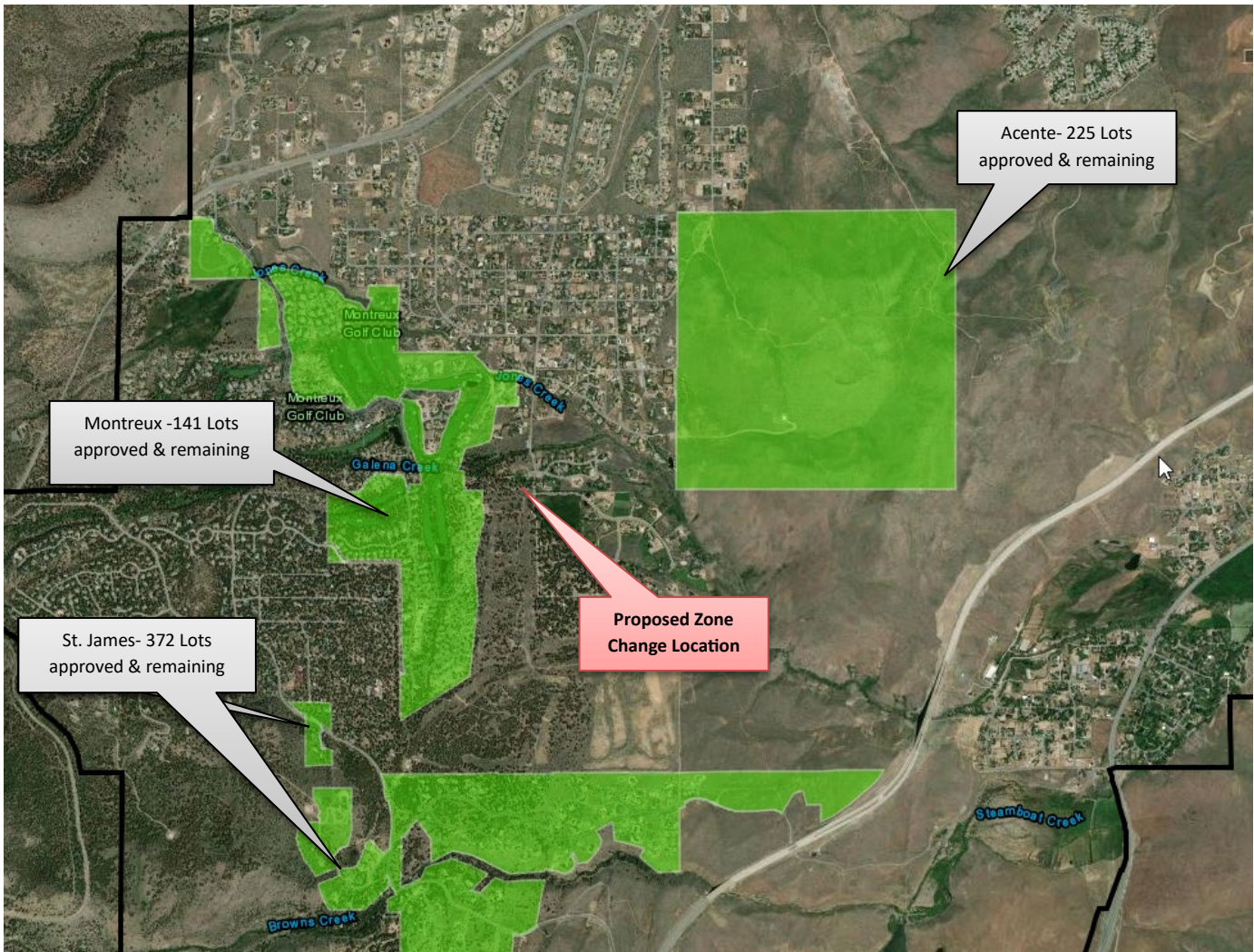


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COMMUNITY  
SERVICES DEPARTMENT

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### Exhibit D- Approved Un-built Map



Community Services Department  
Planning and Building  
REGULATORY ZONE AMENDMENT  
APPLICATION



Community Services Department  
Planning and Building  
1001 E. Ninth St., Bldg. A  
Reno, NV 89512-2845

Telephone: 775.328.6100



## Regulatory Zone Amendment

Washoe County Code (WCC) Chapter 110, Article 821, Amendment of Regulatory Zone, provides for the method for amending the Regulatory Zone map, including requests to change a Regulatory Zone affecting a parcel of land or a portion of a parcel. A Regulatory Zone Amendment may be initiated by the Board of County Commissioners, by the Director of Planning and Building, or an owner of real property or the property owner's authorized agent may initiate an amendment by submitting an application. See WCC 110.821 for further information.

### Development Application Submittal Requirements

Applications are accepted on the 8<sup>th</sup> of each month. If the 8<sup>th</sup> falls on a non-business day, applications will be accepted on the next business day.

If you are submitting your application online, you may do so at [OneNV.us](https://www.onenv.us)

1. **Fees:** See Master Fee Schedule. **Most payments can be made directly through the OneNV.us portal.** If you would like to pay by check, please make the check payable to Washoe County and bring your application and payment to the Community Services Department (CSD).
2. **Development Application:** A completed Washoe County Development Application form.
3. **Owner Affidavit:** The Owner Affidavit must be signed and notarized by all owners of the property subject to the application request.
4. **Proof of Property Tax Payment:** The applicant must provide a written statement from the Washoe County Treasurer's Office indicating all property taxes for the current quarter of the fiscal year on the land have been paid.
5. **Neighborhood Meeting:** This project may require a Neighborhood Meeting to be held prior to application submittal. Please contact Washoe County Planning at [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov) or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Regulatory Zone Amendment Application materials.
7. **Application Map Specifications:** Map to be drawn using standard engineering scales (e.g. scale 1" = 100', 1" = 200', or 1" = 500') clearly depicting the area subject to the request, in relationship to the exterior property lines. All dimensions and area values shall be clearly labeled, and appropriate symbols and/or line types shall be included in the map legend to depict the map intent.
8. **Compliance with Planning Area Special Requirements:** Several planning areas (e.g. North Valleys, South Valleys, etc.) have additional submittal requirements, especially related to proof of sufficient water rights to serve the proposed land use. Please consult the Master Plan and the Washoe County Development Code, Division Two, for the planning area(s) to be impacted prior to submitting a Regulatory Zone Amendment Application.
9. **Submission Packets:** One (1) packet and a flash drive. Any digital documents need to have a resolution of 300 dpi. If materials are unreadable, you will be asked to provide a higher quality copy. The packet shall include one (1) 8.5" x 11" reduction of any applicable site plan, development plan, and/or application map. Labeling on these reproductions should be no smaller than 8 point on the 8.5" x 11" display. Large format sheets should be included in a slide pocket(s). Any specialized reports identified above shall be included as attachments or appendices and be annotated as such.

#### Notes:

- (i) Application and map submittals must comply with all specific criteria as established in the Washoe County Development Code and/or the Nevada Revised Statutes.

- (ii) Appropriate map engineering and building architectural scales are subject to the approval of the Planning and Building and/or Engineering and Capital Projects.
- (iii) All oversized maps and plans must be folded to a 9" x 12" size.
- (iv) Based on the specific nature of the development request, Washoe County reserves the right to specify additional submittal packets, additional information and/or specialized studies that clarify the potential impacts and potential conditions of development in order to minimize or mitigate impacts resulting from the project. No application shall be processed until the information necessary to review and evaluate the proposed project is deemed complete by the Director of Planning and Building.
- (v) **Labels:** If the assigned planner determines the abandonment will affect the access to a mobile home park, the applicant will be required to submit a list of mailing addresses for every tenant residing in the mobile home park.

## Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

<b>Project Information</b>		Staff Assigned Case No.: _____	
Project Name: <b>Galena Creek School House RZA</b>			
Project Description: Proposed project is for a Regulatory Zone Amendment to change the zoning of the entire parcel from Low Density Suburban (LDS) to Park and Recreation (PR). Subject property is a 1.003 acre parcel owned by Washoe County and includes the historic Galena School House located on the parcel and is adjacent to Callahan Park.			
Project Address: 16000 Callahan Road			
Project Area (acres or square feet): 1.003 acres			
Project Location (with point of reference to major cross streets <b>AND</b> area locator): 16000 Callahan Road, located off of Callahan Road with nearest cross street of Galena Canyon Trail, in the Forest Planning Area			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
045-472-28	1.003		
Indicate any previous Washoe County approvals associated with this application: Case No.(s). Galena School House Master Plan			
<b>Applicant Information</b> (attach additional sheets if necessary)			
<b>Property Owner:</b>		<b>Professional Consultant:</b>	
Name: Washoe County		Name:	
Address: 1001 E 9th Street, Building A, Reno, NV		Address:	
Zip: 89512		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
<b>Applicant/Developer:</b>		<b>Other Persons to be Contacted:</b>	
Name: Faye-Marie Pekar, Washoe County Park Planner		Name: Eric Crump, Director of CSD	
Address: 1001 E 9th Street, Building A, Reno, NV		Address: 1001 E 9th Street	
Zip: 89512		Zip: 89512	
Phone: (775) 328-3623	Fax:	Phone: (775) 328-3625	Fax:
Email: fpekar@washoecouty.gov		Email: ECrump@washoecounty.gov	
Cell:	Other:	Cell:	Other:
Contact Person: Faye-Marie Pekar		Contact Person: Eric Crump	
<b>For Office Use Only</b>			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

## Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.
  - a. What is the location (address, distance and direction from nearest intersection)?

16000 Callahan Road, located at the intersection of Callahan Road and Galena Canyon Trail

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
045-472-28	Suburban Residential	LDR	1.003	PR	1.003

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	PR	Washoe County owned Philip & Annie Callahan Park
South	PR	
East	PR	
West	PR	

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

parcel has the historic Galena School House located on the property which will remain in place.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

Sage brush and Jeffrey Pines are present

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input checked="" type="checkbox"/> No
---	--

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

Site has the historic Galena Creek School House on site which will remain.
--

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	n/a	acre-feet per year	n/a
b. Certificate #	n/a	acre-feet per year	n/a
c. Surface Claim #	n/a	acre-feet per year	n/a
d. Other #	n/a	acre-feet per year	n/a

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

N/A
-----

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

N/A
-----

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells	N/A
<input type="checkbox"/> Private water	Provider: N/A
<input type="checkbox"/> Public water	Provider: N/A

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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- c. Is this part of a Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

N/A

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic	N/A
<input type="checkbox"/> Public system	Provider: N/A

b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Phase 1 improvements to the historic school house have been completed under a CCCHP grant. Phase 2 is anticipated for spring 2025.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Callahan Road

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	Galena Volunteer Fire Department, 16255 Mt Rose HWY, Reno, NV 89511, 2.7 miles
b. Health Care Facility	Saint Mary's Medical Group - Galena, 18653 Wedge Pkwy, Reno, NV 89511, 4.7 miles
c. Elementary School	Brookfield School Middle School Campus, 6778 S McCarran Blvd, Reno, NV 89509, 12.8 miles
d. Middle School	Marce Herz Middle School, 13455 Thomas Creek Rd, Reno, NV 89511, 4.5 miles
e. High School	Galena High School, 3600 Butch Cassidy Dr, Reno, NV 89511, 4 miles
f. Parks	Phillip & Annie Callahan Park (parcel is located adjacent to park)
g. Library	South Valleys Library, 15650A Wedge Pkwy, Reno, NV 89511, 5.4 miles
h. Citifare Bus Stop	S Virginia Street and Damonte Ranch Parkway, Nevada 89521, 7.3 miles

### Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12<sup>th</sup> grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

## Regulatory Zone Amendment Findings

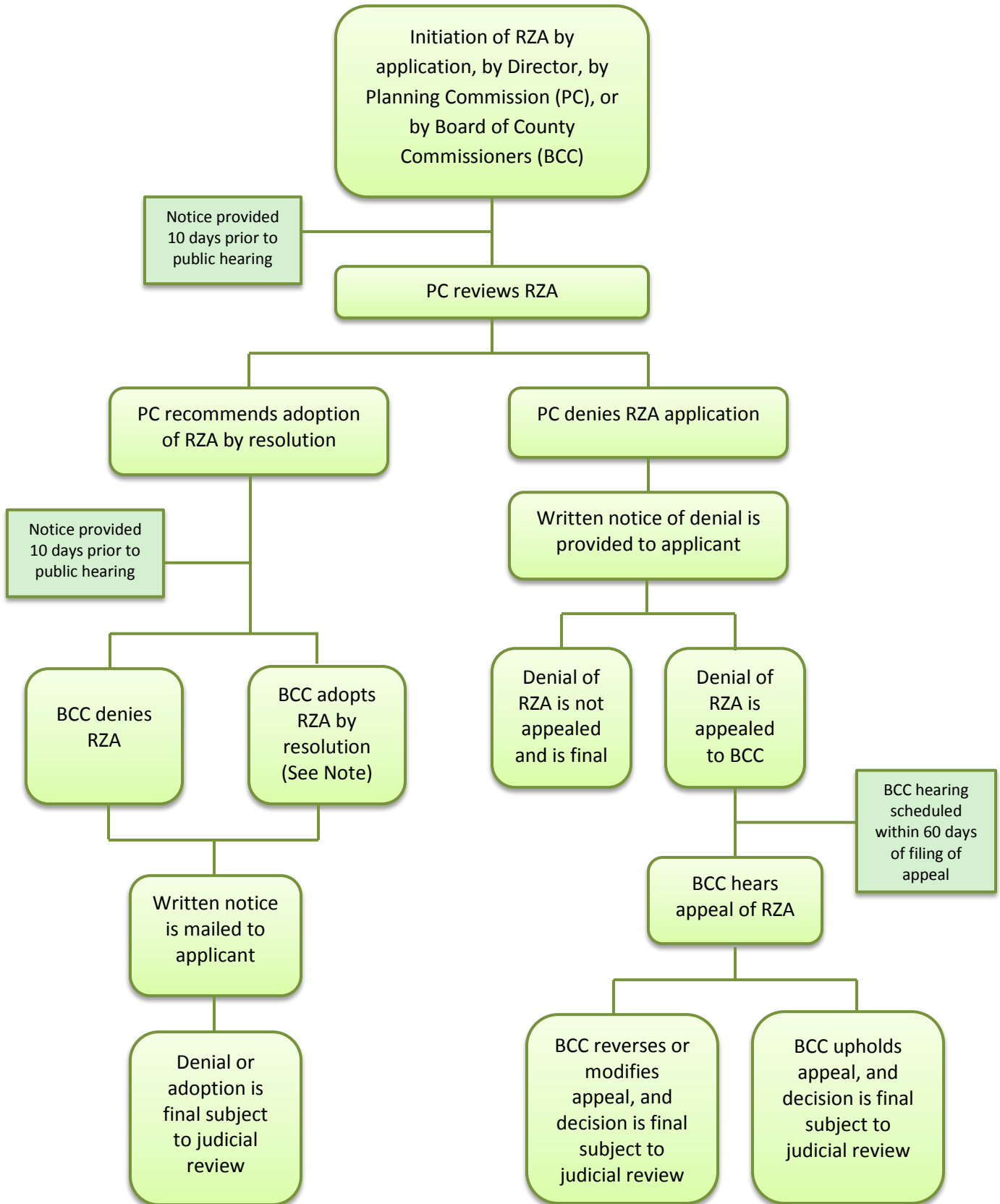
Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

**Findings.** To make a recommendation for approval, all of the following findings must be made by the Commission:

- (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 a military installation.



## Regulatory Zone Amendment (RZA) – Article 821



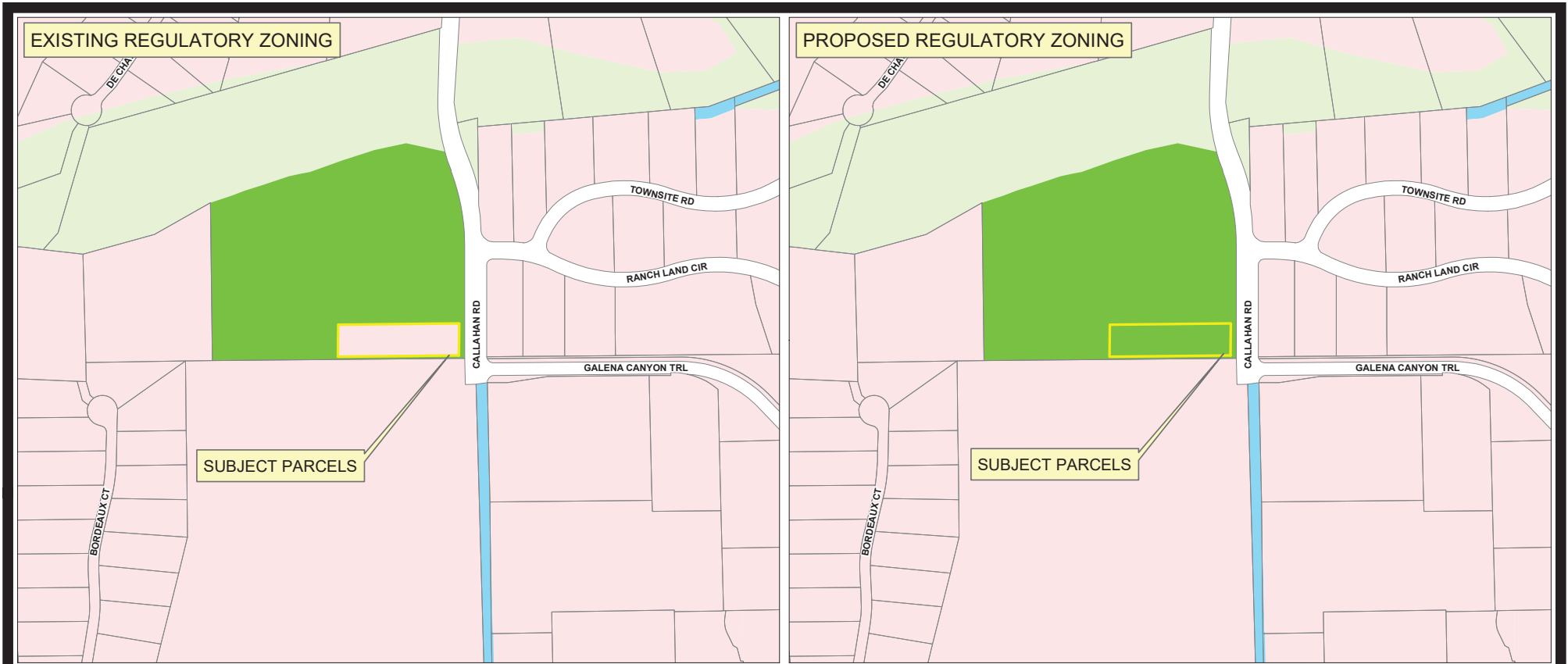
Note: If the RZA is processed concurrently with a Master Plan Amendment (MPA), then final adoption of the RZA is contingent upon the BCC adopting the MPA and the MPA subsequently being found in conformance with the appropriate regional plan.

This flowchart is an overview of this development application process and is not intended to be a comprehensive guide. Please refer to the Development Code Article shown above for more complete information about the application, to include specifics on notice, internal and external agency review.

**Regulatory Zone Amendment Findings for Galena Creek School House RZA**

**Findings:**

- (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 a military installation.*



**Forest Planning Area  
Galena School House; 045-472-28**

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

PC Date:  
BCC Date:

TMRPC Conformance Date:  
Regional Governing Board:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.



**Community Services  
Department**



SOURCE: Planning and Building Division

Path: G:\arcdata\planarea\fo\foRegzone\_working\WRZA24\_GalenaSchoolHouse\WRZA24-000x\_side\_by\_side.mxd

DATE: October 2024

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Galena Creek School House Regulatory Zone Amendment (RZA), a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

**Neighborhood Meeting Information:**

6:30 p.m., Wednesday, October 16, 2024

South Valleys Library, 15650 Wedge Parkway, Reno, NV, 89511

**Project Description:**

This project is located at 16000 Callahan Road, parcel number(s) APN 045-472-28. This proposed project is for a regulatory zone amendment to change the zoning from Low Density Suburban (LDS) to Parks and Recreation (PR) on the subject property, a 1.003-acre parcel owned by Washoe County with frontage along Callahan Road.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Faye-Marie Pekar, Washoe County Park Planner, 775.328.3623, fpekar@washoecounty.gov.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Staff Planner for the project: Trevor Lloyd, 775.328.3617, tlloyd@washoecounty.gov.

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
	COLPO FAMILY TRUST	4760 TOWNSITE RD		RENO	NV	89511
	WENTINK FAMILY TRUST	4780 TOWNSITE RD		RENO	NV	89511
	COX FAMILY TRUST	4790 TOWNSITE RD		RENO	NV	89511
KENT P	WITT TRUST	PO BOX 20430		RENO	NV	89515-0430
	RUMZIE FAMILY TRUST	4800 RANCH LAND CIR		RENO	NV	89511
FRIEDRICH E & MELANIE J	MORITZ	14289 BEAR CREEK RD		BOULDER CREEK	CA	95006
JOSEPH & JENNA	HANSON	4775 TOWNSITE RD		RENO	NV	89511
BRIE	MOORE et al	4785 TOWNSITE RD		RENO	NV	89511
JASON R	IRVINE et al	4795 TOWNSITE RD		RENO	NV	89511
	COLEMAN FAMILY LIVING TRUST	4805 TOWNSITE RD		RENO	NV	89511
	IRANI LIVING TRUST	14455 RIATA CIR		RENO	NV	89521
JOSEPH & SANDRA	TEORA	18124 WEDGE PKWY # 439		RENO	NV	89511-8134
	GATEWAY COMPANY L C et al	2801 WOODSIDE ST	ATTN GALENA WOODS	DALLAS	TX	75204
TODD N	DENTON 2003 TRUST	6300 GALENA CANYON TRL	C/O JULIA S GOLD	RENO	NV	89511
	GALENA CANYON HOA	18124 WEDGE PKWY PMB 447		RENO	NV	89511
DAVE M & KIMBERLY A	SANDOVAL	5620 BROOKMEADOW LN		RENO	NV	89511
	CALLAHANS WHISPER PINES RANCH et al	16920 MOUNT ROSE HWY		RENO	NV	89511
	TAHOE EAST LLC	16305 BORDEAUX DR		RENO	NV	89511
RONALD S	SWANGER et al	16190 TANEA DR		RENO	NV	89511
LARRY D & PAMELA R	ALLISON	290 W 7TH AVE		SUN VALLEY	NV	89433
JULIA S	GOLD 2005 TRUST et al	6300 GALENA CANYON TRL		RENO	NV	89511
	ZIRPOLO CHILDREN'S TRUST	6626 GEBSER CT		RENO	NV	89511
	MONTREUX HOMEOWNERS ASSN	18124 WEDGE PKWY # 447		RENO	NV	89511
JULIA A	LINCOLN TRUST	5132 BORDEAUX CT		RENO	NV	89511
	LYCHE NON-EXEMPT MARITAL TRUST et al	PO BOX 6160		GARDNERVILLE	NV	89460
	WEILBACH FAMILY LIVING TRUST	15 SPRINGHILL MANOR		LAFAYETTE	CA	94549
TERRY J MD & VALARIE D	ZIMMERMAN 2003 TRUST	5168 BORDEAUX CT		RENO	NV	89511
	LENCIONI TRUST	PO BOX 17513		RENO	NV	89511
	LADERA MONTREUX II LLC	16475 BORDEAUX DR		RENO	NV	89511
	RENO GATEWAY LLC	11 DEMBEIGH HILL CIR	C/O MELANIE JENSEN-NEY	BALTIMORE	MD	21210
FAYE-MARIE PEKAR	WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN PLANNING	RENO	NV	89512

*Faye-Marie Pekar*

The screenshot displays the WASHOE Regional Mapping System interface. The top navigation bar includes 'Home', 'Basemaps', 'Locations', 'Scene', and 'Groups'. The left sidebar is titled 'Layers and Tools' and contains a 'Select Feature' section with options like 'select feature(s) from a graphic', 'select by point', 'select by line', 'select by Polygon', and 'Select, Buffer & Create Mail Labels'. Below this is a 'Last Selection' section showing 'Mailing List Data' and a table with columns 'layer' and 'count'. The main map area shows a grid of parcels with a blue selection. An 'Identify Results' popup is visible, listing '16000 CALLAHAN RD' and '15960 CALLAHAN RD'. The bottom status bar shows coordinates and a disclaimer.

**WASHOE**  
Regional Mapping System

Home Basemaps Locations Scene Groups

Layers and Tools

### Select Feature

Filter Layers

- select feature(s) from a graphic
- select by point
- select by line
- select by Polygon
- Select, Buffer & Create Mail Labels  
With a buffer distance of: 900 ft.

### Last Selection

Mailing List Data

layer	count
Parcels	41

If parcels are downloaded as a csv file, the file can be uploaded to the map by drag and drop onto the map. The

lat: 39.35727 lon: -119.83596, s: 36112

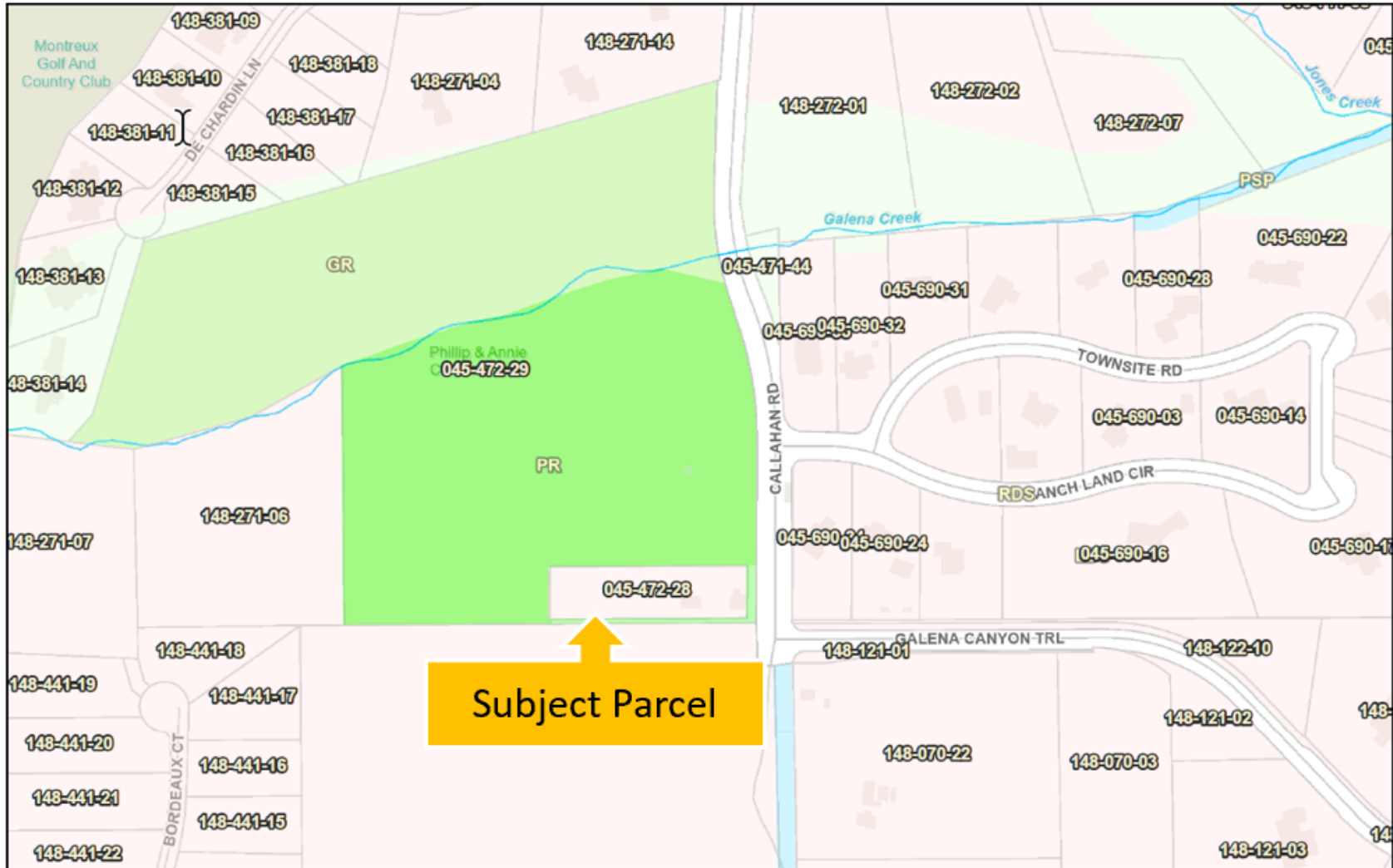
Powered by Esri disclaimer

**Identify Results**

Parcels

- 16000 CALLAHAN RD
- 15960 CALLAHAN RD

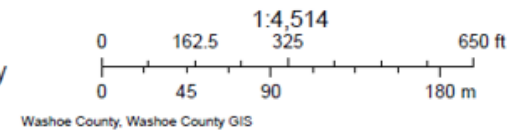
### Existing Regulatory Zoning



October 16, 2024

Regulatory Zoning - Washoe

<span style="display:inline-block; width:15px; height:15px; background-color:#d9ead3;"></span> General Rural	<span style="display:inline-block; width:15px; height:15px; background-color:#f4cccc;"></span> Low Density Suburban	<span style="display:inline-block; width:15px; height:15px; background-color:#cfe2f3;"></span> Public and Semi-Public Facility
<span style="display:inline-block; width:15px; height:15px; background-color:#4daf4a;"></span> Parks and Recreation	<span style="display:inline-block; width:15px; height:15px; background-color:#cccccc;"></span> Roads	



This information for illustrative purposes only. Not be used for boundary

## Neighborhood Meeting



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**COMMUNITY  
SERVICES DEPARTMENT**

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# **Galena Creek School House Regulatory Zone Amendment (RZA)**

October 16, 2024



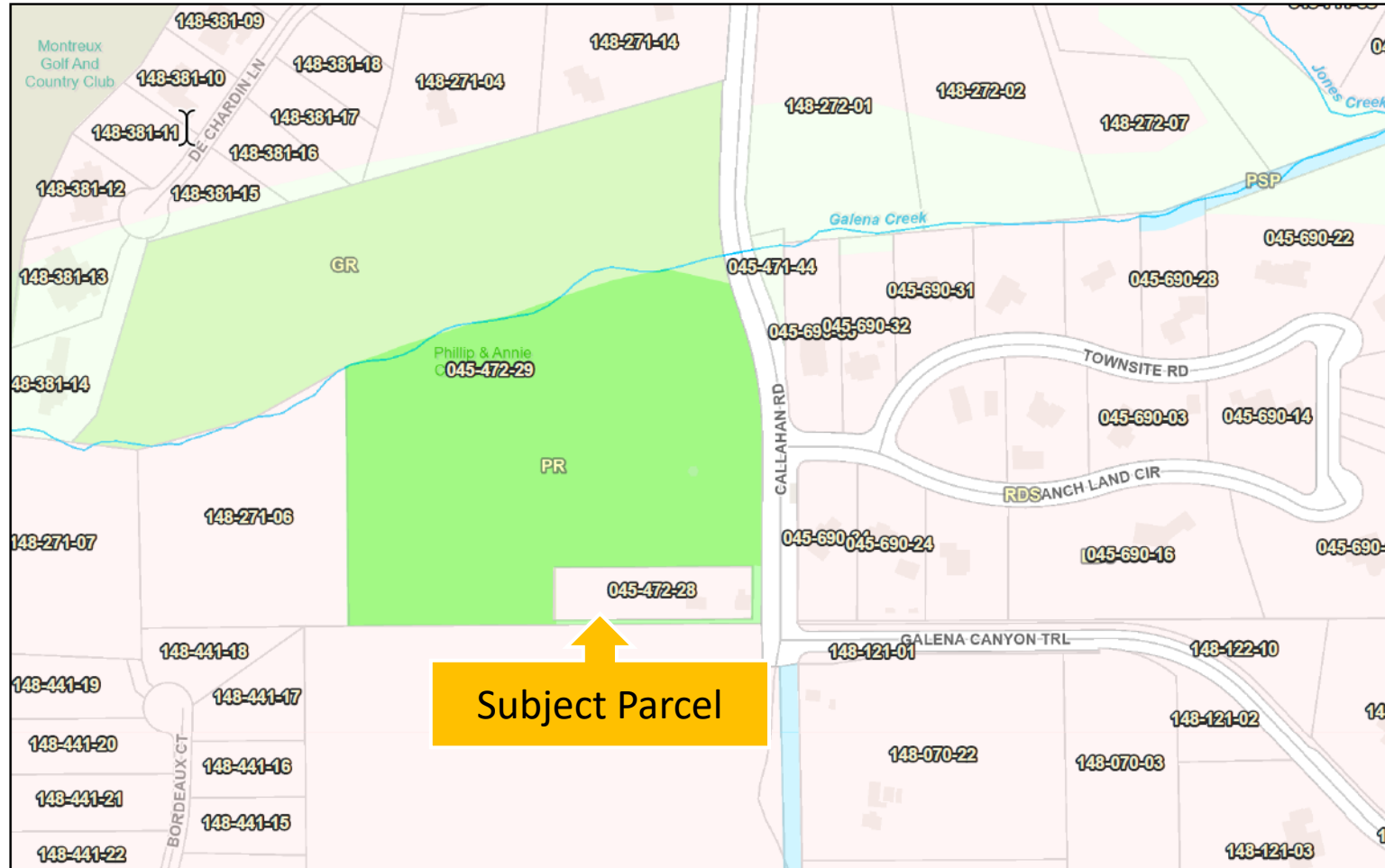


- This Neighborhood Meeting serves to help provide information to the public and gain community input before our application submittal for the rezoning amendment request (RZA) being led by Washoe County Park Staff.
- Rezoning request is for a 1.003 acre parcel, APN 045-472-28, 16000 Callahan Road, owned by Washoe County to **change the zoning of the entire parcel from Low Density Suburban (LSD) to Parks and Recreation (PR)**.
- The parcel currently serves as an extension of Callahan Park and the rezoning will allow the Washoe County owned parkland to be zoned appropriately as PR instead of LSD.

- Washoe County recently received a Commission for Cultural Centers and Historic Preservation (CCCHP) grant to restore the historic schoolhouse.
- Phase 1 restoration work was completed in August 2024
- Phase 2 restoration work anticipated to be completed by February 2025



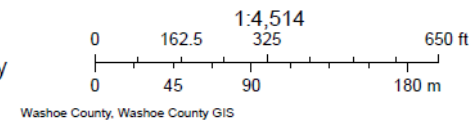
### Existing Regulatory Zoning



October 16, 2024

Regulatory Zoning - Washoe

<span style="display:inline-block; width:15px; height:15px; background-color:#f9d5e5; border:1px solid black;"></span> Low Density Suburban	<span style="display:inline-block; width:15px; height:15px; background-color:#e0f2f1; border:1px solid black;"></span> Public and Semi-Public Facility
<span style="display:inline-block; width:15px; height:15px; background-color:#e8f5e9; border:1px solid black;"></span> General Rural	<span style="display:inline-block; width:15px; height:15px; background-color:#c8e6c9; border:1px solid black;"></span> Parks and Recreation
<span style="display:inline-block; width:15px; height:15px; background-color:#cccccc; border:1px solid black;"></span> Roads	



This information for illustrative purposes only. Not be used for boundary

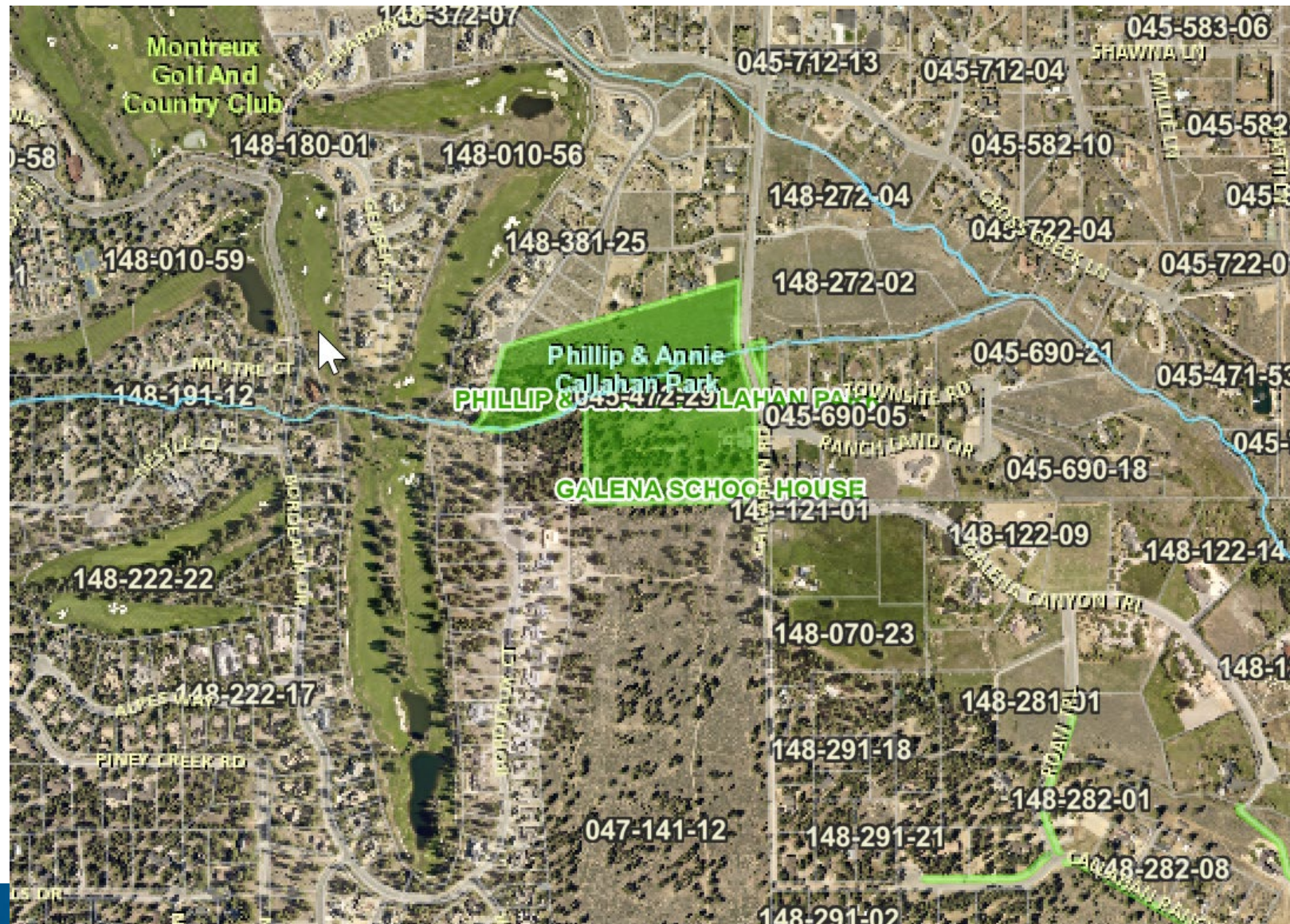


**Low Density Suburban Regulatory Zone:** Is intended to create and preserve areas where single-family, detached homes one-acre lots are predominate.

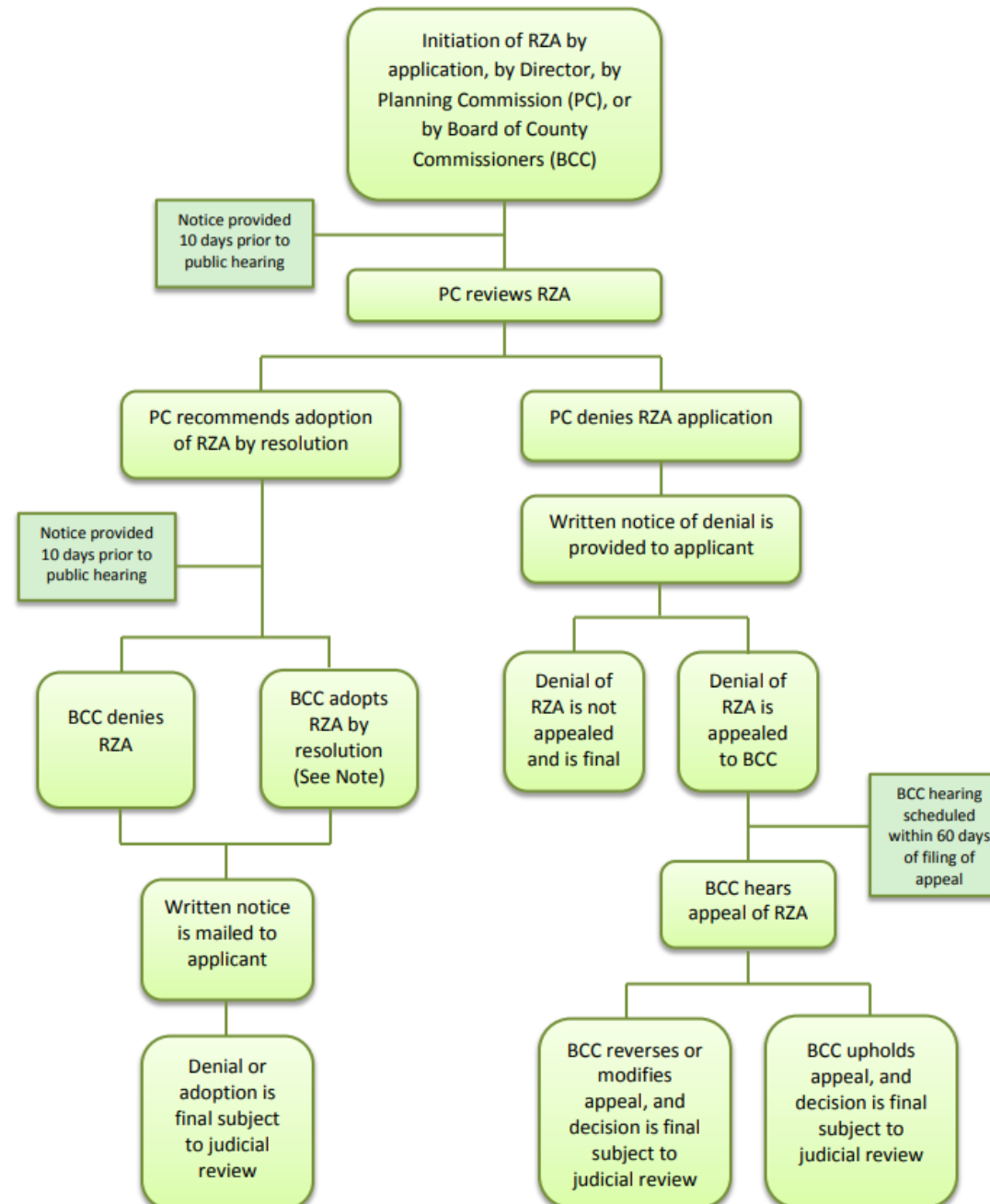
**Parks and Recreation Zone:** is intended for parks, golf courses, ski resorts and other active and passive recreational areas. This category includes uses developed either by public or private capital which may be public or may be restricted, as in the case of private clubs. This is on minimum lot area for this regulatory zone.

- The parcel is located adjacent to Philip and Annie Callahan Park (APN 045-472-29), a 24-acre parcel also owned by Washoe County
- The zone change will allow the Galena Creek School House parcel to be consistent with adjacent zoning of Park and Recreation (PR) found at Callahan Park and other Washoe County owned park properties





# Regulatory Zone Amendment (RZA) – Article 821



# Thank you

Faye-Marie Pekar, Park Planner  
Washoe County CSD – Operations Division  
fpekar@washoecounty.gov  
775-328-3623



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COMMUNITY  
SERVICES DEPARTMENT

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**Project Name:** Galena Creek School House Regulatory Zone Amendment (RZA)

**Neighborhood Meeting**

**Meeting Location:** South Valleys Library, 15650 Wedge Parkway, Reno, NV 989511

**Sign-In Sheet**

**Meeting Date:** Wednesday, October 16, 2024 at 6:30pm

	First and Last Name (please print legibly)	Address	Email (or) Phone
1	Julia Gold	6300 Galena Canyon Tr Reno, NV 89511	775-530-2860
2	Collin Cavanaugh	16205 Callahan Rd Reno NV 89511	collin_cavanaugh@yahoo.com
3			
4			
5			
6			
7			
8			

**Disclaimer:** A copy of this sign-in sheet will be submitted to Washoe County Planning Division along with the project application.

Neighborhood Meeting  
SUMMARY

**Project Name:** Galena Creek School House Regulatory Zone Amendment (RZA)  
**Meeting Location:** South Valleys Library, 15650 Wedge Parkway, Reno, NV 989511  
**Meeting Date:** Wednesday, October 16, 2024 at 6:30pm

**Virtual Meeting Option Provided:**  YES  NO

**Hosted By (Name):** Faye-Marie Pekar, Park Planner **(Company):** Washoe County, Parks

**Contact (Email):** fpekar@washoecounty.gov **(Phone):** (775)328-3623

**Public Concerns:**

1. None submitted
- 2.
- 3.
- 4.
- 5.

**Changes Made to Proposal (if applicable):**

1. None
- 2.
- 3.
- 4.
- 5.

**Any Additional Comments:**

Total of three attendees for the neighborhood meeting. No comments of public concern submitted or voiced for the rezone of the parcel from LDR to Parks and Recreation (PR). Comments provided within public meeting were about neighbors ability to have access over the adjacent Washoe County owned park parcel (Callahan Park) for their ability to do maintenace on the Timothy Ditch which is beyond the scope of this rezone application. Discussions about the Galena School House Master Plan were discussed and the improvments that have occured to the school house from the CCCHP grant recieved to perform improvements. Phase 2 of School House improvments are slated for Spring 2025 which is seperate from the application for the parcel rezone for the school house.