



WASHOE COUNTY

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STAFF REPORT

BOARD MEETING DATE: April 16, 2024

DATE: March 8, 2024

TO: Board of County Commissioners

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THROUGH: Kelly Mullin, AICP, Division Director, Planning & Building Division,
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SUBJECT: Public Hearing: Master Plan Amendment Case Number WMPA23-0003,
Regulatory Zone Amendment Case Number WRZA23-0003 &
Development Code Amendment Case Number WDCA23-0003 (Sutcliffe
Community Area Modifiers).

Consideration of the Planning Commission's recommendation to:

(1) Adopt amendments to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to change the Master Plan land use designation for five parcels (APNs: 079-230-01, 03, 04, 07 & 11) from Rural (R) to Commercial (C) and assign a Master Plan land use designation of Commercial (C) to two parcels without a current Master Plan land use designation (APNs: 079-230-02 & 06); and if approved, authorize the Chair to sign a resolution to that effect;

(2) Adopt, subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, an amendment to the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for two parcels (APNs: 079-230-01 & 03) from General Rural (GR) to Neighborhood Commercial (NC); for three parcels (APNs: 079-230-04, 07 & 11) from Specific Plan (SP) to Neighborhood Commercial (NC); and to assign a regulatory zone of Neighborhood Commercial (NC) to two parcels without any regulatory zone designation (APNs: 079-230-02 & 06); and if approved, authorize the Chair to sign a resolution to that effect;

(3) Introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 222 Truckee Canyon Area, to add a new section for the Sutcliffe Community Area Modifiers which: designates parcels subject to the modifier, specifies exceptions to the development standards for the neighborhood commercial regulatory zone for the Sutcliffe Community Area, provides for additional residential uses which shall be allowed by right in the

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Sutcliffe Community Area, and provides for additional commercial uses which shall be allowed with a special use permit in the Sutcliffe Community Area; and all matters necessarily connected therewith and pertaining thereto. If supported, set the public hearing for second reading and possible adoption of the Ordinance for May 14, 2024;

AND

(4) Sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07 & 11)

The applicant is the Washoe County Community Services Department, Planning & Building division. The subject parcels are located off Sutcliffe Drive and SR 445 close to Pyramid Lake. The Board of County Commissioners may adopt the proposed amendments, may modify the proposed master plan amendments 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.)

SUMMARY

This is a request to:

1. Approve a master plan map amendment and a regulatory zone amendment for seven parcels under Washoe County jurisdiction close to Pyramid Lake;
2. Introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 222, Truckee Canyon Area to add the Sutcliffe Community Area Modifiers; and
3. Sunset the Crosby Lodge Specific Plan.

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 January 2, 2024, the Washoe County Planning Commission reviewed the proposed amendments and voted unanimously to recommend adoption of these amendments. They also initiated the related development code amendment, and voted unanimously, to recommend approval of proposed development code amendment WDCA23-0003 to the Board of County Commissioners (*see* Attachment F). In recommending adoption of these amendments, the Planning Commission was able to make the master plan amendment findings in WCC 110.820.15(d), the regulatory zone amendment findings in WCC 110.821.15(d), and the development code amendment findings in WCC 110.818.15(e).

On March 8, 2023, and September 19, 2023, public workshops were held by Zoom. The attendees were generally supportive of the request and had comments and questions about the following:

- The allowed land uses;
- Which parcels would be included;
- When would the changes take effect; and
- Questions regarding the status of Crosby Lodge Specific Plan.

BACKGROUND

The intent of the proposed amendments are to provide consistency for seven parcels in the Sutcliffe area that are within Washoe County’s jurisdiction. The surrounding area is federal land and is part of the Pyramid Lake Paiute Tribe Reservation. Currently, three parcels (APNs: 079-230-04, 07 and 01) are in the Crosby Lodge Specific Plan (“Plan”). The Plan was approved in 2011 to maintain the Crosby Lodge, a recreational resort catering to fishermen and families enjoying the outdoors and Pyramid Lake. However, in 2019, ownership of the Crosby Lodge changed and the three parcels were sold. Currently, two of the parcels are under one owner (APNs 079-230-07 & 11) and the other parcel is owned by another owner (APN: 079-230-04). The requirements for a specific plan under NRS Chapter 278A and Washoe County Code Article 442 is that the Plan area be developed under single ownership. Two other parcels (APNs: 079-230-02 and 06) do not have any assigned master plan or regulatory zone designations.

Over the years, a mixture of uses have been allowed on these parcels, either through the Specific Plan or organically over time to meet the needs of the area and the parcels’ owners. Staff is proposing to change the Master Plan land use designation from Rural (R) to Commercial (C) for all seven parcels, which will allow Neighborhood Commercial (NC) regulatory zoning for all seven parcels. The NC regulatory zoning will allow many of the uses that are currently established on the parcels and is the regulatory zone designation that best reflects the uses and activities that are anticipated in the future.

Staff is recommending that a section be added to Article 222 Truckee Canyon Area, of the Development Code, to incorporate the Sutcliffe Community Area Modifiers. This section will provide some additional allowances as exceptions to the NC regulatory zone requirements. The Sutcliffe Community Area Modifiers will include the following three subsections:

- Applicability - Identifies the seven parcels to be included in the Sutcliffe Community Area;
- Development standards- Identifies some different development standards from those contained in the NC regulatory zone, including: minimum setbacks to be ten (10) feet from the property line for the front, rear and side yards versus twenty (20) feet, and a height limitation of 45 feet versus 60 feet;
- Allowed uses –Additional uses from those contained in the NC regulatory zone, shall be allowed by right or subject to a special use permit, as follows:
 - Residential uses allowed by right include: Duplexes, Single-Family Dwellings, Accessory Dwelling Units, and Group Homes.
 - Commercial uses allowed with a special use permit (SUP) include: Automotive Repair; Bed and Breakfast Inns; Commercial Campground Facilities/RV Park; Destination Resort; Equipment Repair and Sales; Hotels & Motels; Manufactured Home Parks; Retail Store (Specialty); and Storage of Operable Vehicle (boat/RV/vehicle storage).

Additional information and analysis of the master plan, regulatory zone, and development code amendments can be found in the Planning Commission Staff Report (Attachment G).

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 with the Reno Gazette Journal for April 5, 2024.

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: 76 property owners within 750 feet of the subject parcels were noticed by mail not less than 10 days before today's public hearing.

A legal ad was placed with the Reno Gazette Journal for April 5, 2024.

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 WMPA23-0003; 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 Truckee Canyon Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA23-0003.

It is also recommended that the Board of County Commissioners introduce and conduct a first reading of an ordinance amending Washoe County Code Chapter 110 (Development Code) in Article 222, Truckee Canyon Area, to add the Sutcliffe Community Area

Modifiers. And if supported, it is recommended that the Board set the public hearing for second reading and possible adoption of the Ordinance for May 14, 2024.

Finally, it is recommended that the Board sunset the Crosby Lodge Specific Plan, as it is no longer needed.

POSSIBLE MOTION

Should the Board agree with the Planning Commission's recommendation, a possible motion would be:

“Move to adopt Master Plan Amendment Case Number WMPA23-0003, to adopt an amendment to the Truckee Canyon Area, which is a component of the Washoe County Master Plan, to change the master plan land use designation on five parcels (APNs: 079-230-01, 03, 04, 07 & 11) from Rural (R) to Commercial (C) and assign a Master Plan land use designation of Commercial (C) to two parcels without a current Master Plan land use designation (APNs: 079-230-02 & 06); and authorize the Chair to sign the resolution contained in Attachment A to this staff report to that effect.

AND

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 WRZA23-0003, which, amends the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for two parcels (APNs: 079-230-01 & 03) from General Rural (GR) to Neighborhood Commercial (NC); for three parcels (APNs: 079-230-04, 07 & 11) from Specific Plan (SP) to Neighborhood Commercial (NC); and to assign a regulatory zone of Neighborhood Commercial (NC) to two parcels (APNs: 079-230-02 & 06) without any regulatory zone designation; and authorize the Chair to sign the resolution contained in Attachment B to this staff report to that effect.

AND

“Move to introduce and conduct a first reading of Bill Number [insert Bill number provided by County Clerk], which is an ordinance amending Washoe County Code Chapter 110 (Development Code), Article 222 Truckee Canyon Area, to add a new section for the Sutcliffe Community Area Modifiers which: designates parcels subject to the modifier, specifies exceptions to the development standards for the Neighborhood Commercial Regulatory Zone for the Sutcliffe community area, provides for additional residential uses which shall be allowed by right in the Sutcliffe Community area, and provides for additional commercial uses which shall be allowed with a Special Use Permit in the Sutcliffe Community area; and all matters necessarily connected therewith and pertaining thereto; and set the public hearing for second reading and possible adoption of the Ordinance for May 14, 2024.”

AND

“Move to sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07 & 11), which was approved under Regulatory Zone Amendment Case

Number RZA10-002, to be effective upon final approval of Regulatory Zone Amendment Case Number WRZA23-0003.”

In making these motions, 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.

In making these motions, 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.”

In making these motions, the Board is able to make the following findings for the development code amendment as required by Washoe County Code Section 110.818.15(e):

1. Consistency with Master Plan. The proposed development code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed development code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the development code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed development code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Effects. The proposed development code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

- Attachments: A- BCC MPA Resolution
B- BCC RZA Resolution
C- BCC DCA Ordinance (Working Copy)
D- Planning Commission Signed MPA Resolution
E- Planning Commission Signed RZA Resolution
F- Planning Commission Signed DCA Resolution
G- Planning Commission Staff Report
H- Planning Commission Meeting Minutes for January 2, 2024
I - BCC DCA Ordinance (Clean Copy)