



# WASHOE COUNTY

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## STAFF REPORT

BOARD MEETING DATE: April 16, 2024

**DATE:** March 10, 2024

**TO:** Board of County Commissioners

**FROM:** Courtney Weiche, Senior Planner, Planning & Building Division,  
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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 WMPA23-0005,  
Regulatory Zone Amendment Case Number WRZA23-0007.

Consideration of the Planning Commission's recommendation to:

(1) Adopt an amendment to the Washoe County Master Plan, South Valleys Master Plan Land Use Map, Appendix B - Maps to change the Master Plan designation from Rural to Rural Residential on one parcel totaling 17.65 acres (APN 046-042-06); and if approved, authorize the Chair to sign a resolution to that effect; and,

(2) Adopt, subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, an amendment to the South Valleys Regulatory Zone Map to change the regulatory zone from General Rural (GR) (1 du/40 acres) to Medium Density Rural (MDR) (1 du/5 acres) on the same 17.65-acre parcel (APN 046-042-06); and if approved, authorize the Chair to sign a resolution to that effect.

The site is located west of Interstate 580 and east of Old Highway 395. Access to the parcel is taken from Makayla Way. The Board of County Commissioners may adopt the proposed amendments, may modify the proposed master plan amendment and refer the matter back to the Planning Commission for its report in accordance with NRS 278.220(4), or may deny the proposed amendments after the public hearing. (Commission District 2.)

## **SUMMARY**

This is a request to:

1. Approve a master plan map amendment and a regulatory zone amendment for one parcel under Washoe County jurisdiction along Makayla Way.

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 February 6, 2024, the Washoe County Planning Commission reviewed both the proposed master plan amendment and regulatory zone amendment and passed a motion to recommend approval to the BCC with a vote of six in favor and one against.

In recommending adoption of these amendments, the Planning Commission was able to make the master plan amendment findings in WCC 110.820.15(d) and the regulatory zone amendment findings in WCC 110.821.15(d).

## **BACKGROUND**

The site is located west of Interstate 580 and east of Old Highway 395. Access to the parcel is taken from Makayla Way. The project area includes one parcel, APN 046-042-06, and consists of 17.65 acres of vacant/undeveloped land.

The parcels to the north and south of the subject parcel have a Master Plan category of Rural (R), to the west have a designation of Rural Residential (RR) and to the east, across Interstate 580 have a designation of Open Space (OS). The proposed regulatory zone of Medium Density Rural (MDR) is allowed within the RR Master Plan category. The parcel is located within the South Valleys Planning Area.

The adjacent parcels to the west are developed with single family dwellings and range between 5 and 8 acres. Parcels to the north, south and east are all undeveloped publicly owned lands ranging in size between 20 and 400 acres.

The subject parcel is undeveloped and covered with native vegetation. The parcel is relatively flat and has minimal portions with slopes between 15% and 30%. The South Valleys Planning Area Development Suitability map indicates the parcel is “most suitable” for development.

Adjacent parcels with the Rural Residential Master Plan category have a regulatory zone of High Density Rural (HDR). The proposed Medium Density Rural (MDR) regulatory zone has nearly identical allowed uses per Article 302 as the HDR regulatory zone, but with a less intense dwelling unit density standard. The adjoining and proposed regulatory zones are compatible regulatory zones within the same Master Plan category. If approved, the density of the subject property would allow for the property to be parceled into a maximum of three parcels. The large lot requirement (density standard of 5-acres per dwelling unit) is also compatible with the remaining adjoining General Rural and Open Space regulatory zones. These regulatory zones are generally more remote, have minimal infrastructure, contain significant amounts of open spaces, and allow for large lot residential uses.

## **NEIGHBORHOOD MEETING**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. The neighborhood meeting was held on April 22, 2023, from 10:00 am to 11:00 am. The applicant indicated only one neighboring property owner(s) attended and no comment cards were submitted. The applicant relayed the attendee stated they prefer to see the subject parcel remain open space/cow pastureland but recognized the privately owned parcel has the right to develop and/or pursue the requested amendments for their property consistent with adjacent parcels, subject to the required approvals by the County.

## **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: 42 property owners within 1,500 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 WMPA23-0005; 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 South Valleys Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA23-0007.

**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 WMPA23-0005, to adopt an amendment to the South Valleys Planning Area, which is a component of the Washoe County Master Plan, to change the master plan land use designation on one parcel (APN: 046-042-06) from Rural to Rural Residential; 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 WRZA23-0007, which amends the South Valleys Regulatory Zone Map, to change the regulatory zone for one parcel (APN: 046-042-06) from General Rural (GR) to Medium Density Rural (MDR); and authorize the Chair to sign the resolution contained in Attachment B to this staff report to that effect.

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.”

Attachments: A- BCC MPA Resolution  
B- BCC RZA Resolution  
C- Planning Commission Signed MPA Resolution  
D- Planning Commission Signed RZA Resolution  
E- Planning Commission Staff Report  
F- Planning Commission Meeting Minutes for February 6, 2024  
G- Public Comments  
H- Application

cc:

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