

Washoe County Board of Adjustment



**COMMUNITY
SERVICES DEPARTMENT**

WMPPA24-0002 & WRZA24-0002 (Lockwood)

August 6, 2024

10705 Lockwood Drive

APN 084-080-15



Background



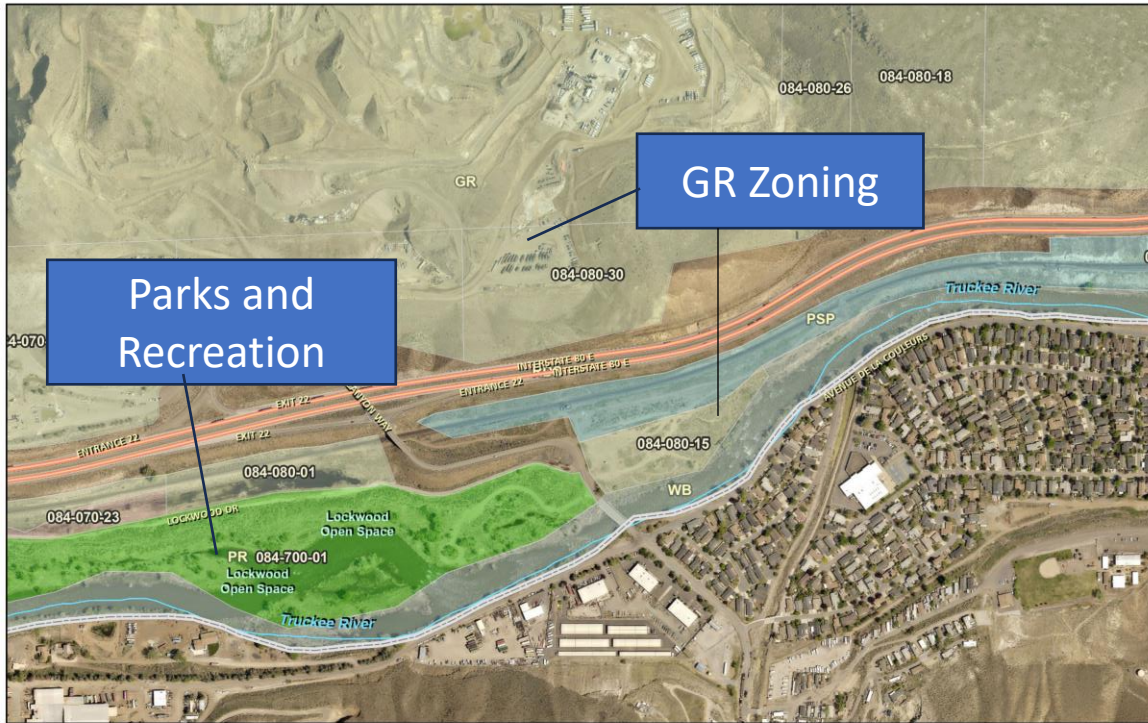
- 5.65-acre parcel
- Parcels to the west and north are vacant and undeveloped – parcel to the north has the railroad line. To south and east – across Truckee River – is a residential subdivision and industrial complex within Storey County
- Truckee Canyon
- Zoned General Rural (GR)



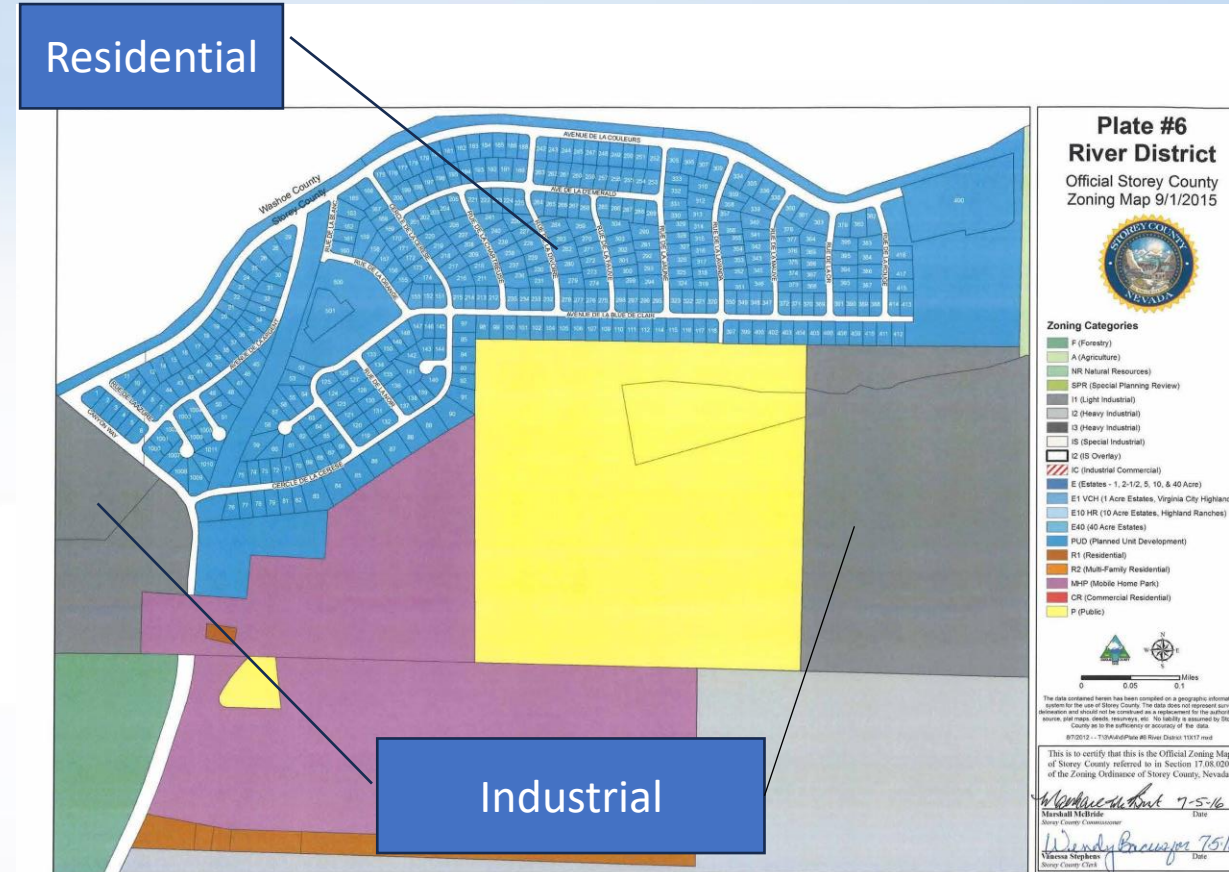
The request is to:

1. Change the master plan land use designation on a 5.65-acre parcel (APN 084-080-15) from Rural (R) to 3.45 acres Industrial (I) and 2.20 acres Open Space (OS); and
2. Change the regulatory zone on the parcel from General Rural (GR) to 3.45 acres Industrial (I) and 2.20 acres Open Space (OS).

Existing Zoning



Washoe County

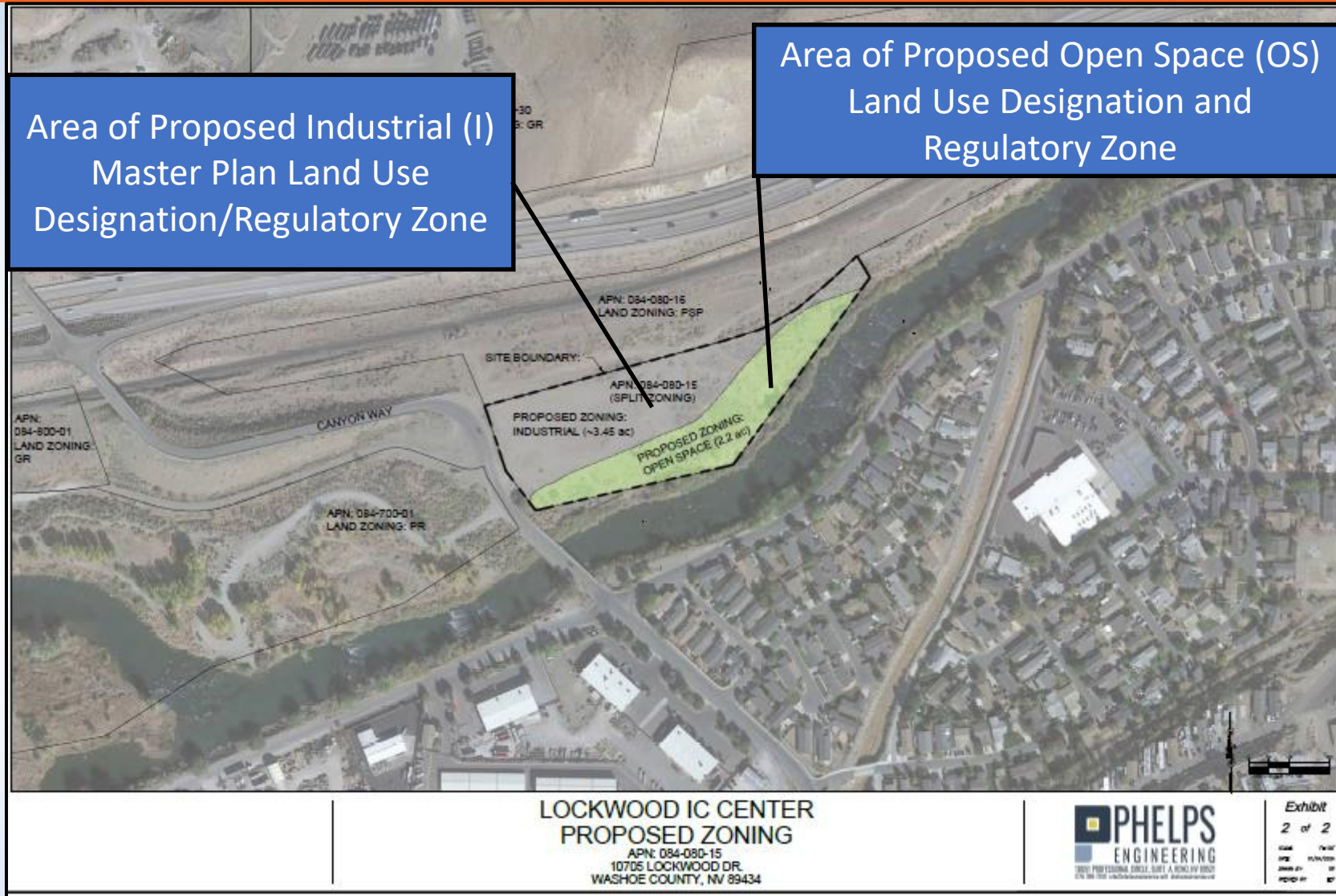


Storey County

Proposed MPA/RZA Request



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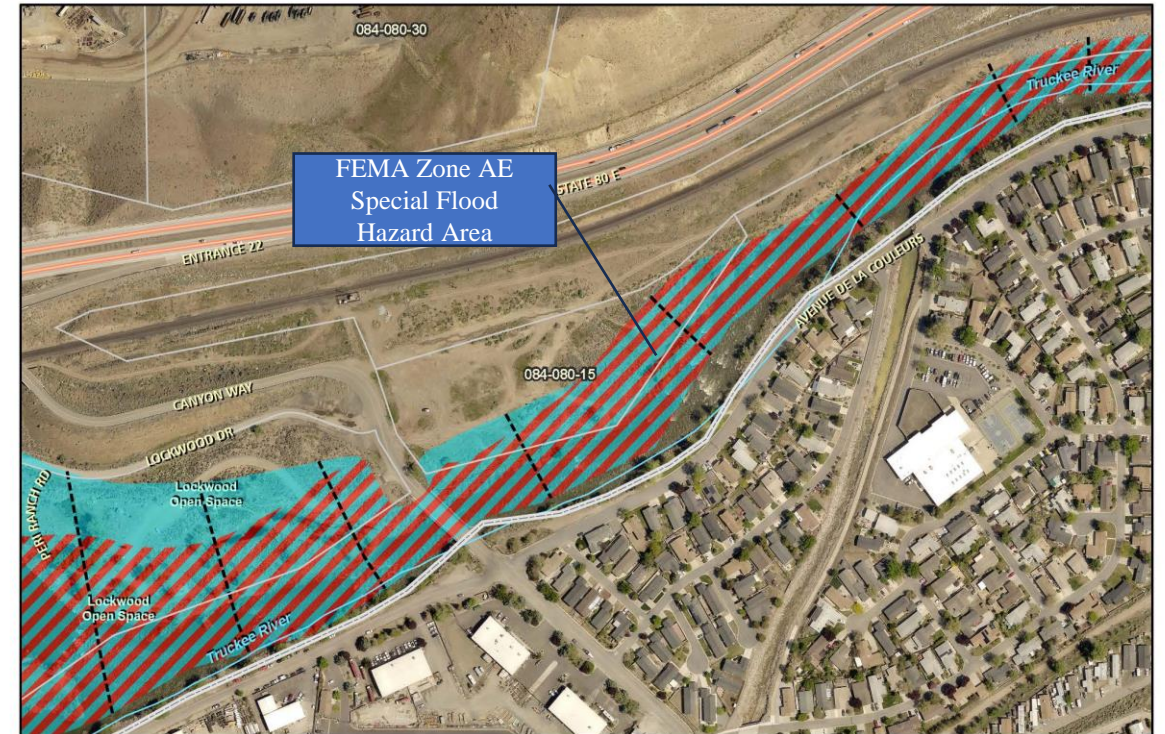


Floodplain



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- Property is contiguous to the Truckee River
- Floodplain (FEMA Zone AE Special Flood Hazard Area) in southern 2.20 acres of parcel
- All floodplain in OS zoning – WCC Section 110.416.70 prohibits development within the floodway



July 24, 2024

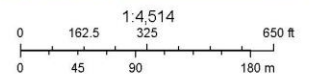
----- Base Flood Elevations

Flood Hazard Zones

1% Annual Chance Flood Hazard

Regulatory Floodway

FIRM Panels



Washoe County GIS, Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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

- *Article 222, Truckee Canyon Area - “The purpose of this section, Truckee River Corridor Standards, is to establish regulations to develop, preserve, protect and improve the inherent water quality of the river.”*
- WCC Section 110.222.10(b) and (c) of the *Truckee River Corridor Standards* set forth grading and structural setbacks from the Truckee River:
 - *“(b) Grading. A special use permit, as enumerated in Article 810, Special Use Permits, approved by the Washoe County Board of Adjustment, shall be required for all grading and earthmoving activities within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.”*
 - *“(c) Structural Setback. No permanent building structures shall be erected within the 100-year floodplain, or within three hundred (300) feet of the center of the Truckee River, whichever is greater.”*
- The 300-foot buffer is a development constraint.
- Staff’s opinion that an industrial regulatory zone and uses within the established 300-foot buffer area along the Truckee River conflicts with the stated purpose of Article 222, Truckee Canyon Area.

- **One Truckee River Management Plan contains the following objective:**

*“Polluted storm water runoff is transported from smaller storm drain systems and ultimately discharged into local rivers and streams without treatment. **Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites,** and discarded trash such as cigarette butts, paper wrappers and plastic bottles. These pollutants can end up in the Truckee River and have a negative impact by discouraging recreational use, contaminating drinking water supplies, and interfering with the habitat for fish, other aquatic organisms, and wildlife.”*

- Industrial zoning allows intense uses, including uses such as a parking area, within the development constraints on the parcel specifically related to the Truckee River does not support Objective 1.1 of the One Truckee River Management Plan, which, is not in conformance with Master Plan NCR Policy 4.5.

Availability of Facilities

- Reviewed by Engineering – no concerns for traffic or roadways and recommended approval
- Power provided by NV Energy
- Reviewed by Nevada Division of Water Resources – stated parcel has no water rights, parcel is within TMWA service area and a will serve would be required from TMWA
- Reviewed by Washoe County Health District—Commercial Well and Septic would be required
- Structural fire protection provided by Truckee Meadows Fire Protection District

Reviewing Agencies



- The project application was sent to sixteen (16) agencies for review.
- Ten (10) agencies responded and their comments are included in Exhibit A of the staff report.

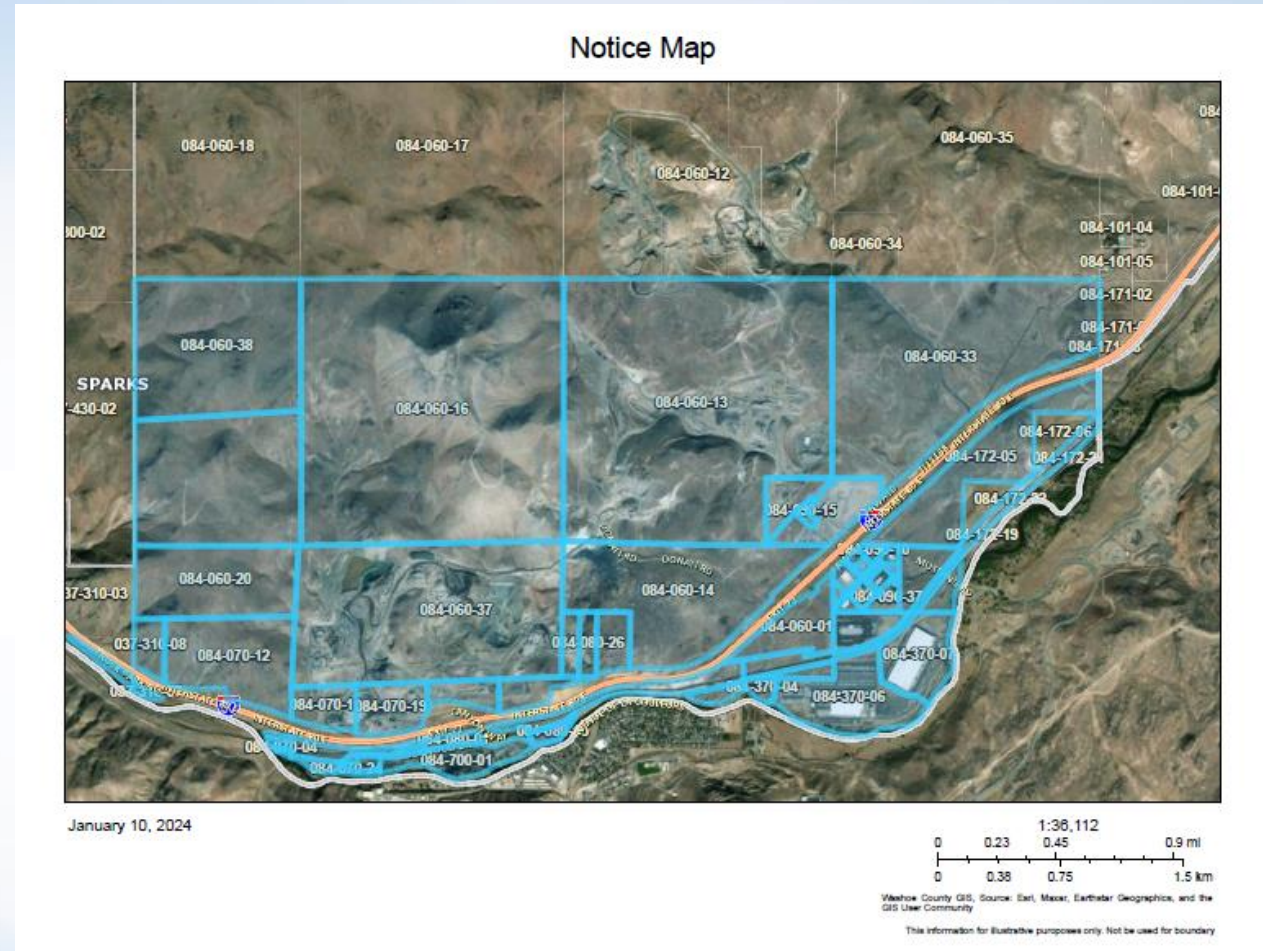
Agencies	Sent to Review	Responded	Provided Conditions	Contact
NDOT (Transportation)	X			
NDOW (Wildlife)	X	X		
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Animal Services	X	X		
Washoe County District Attorney, Civil Division	X			
Washoe County Operations Division Director	X			
Washoe County Water Resource Planning	X			
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X		
NNPH Air Quality	X			
NNPH Environmental Health	X	X	X	No specific contact - emsprogram@washoecounty.gov
TMFPD	X	X	X	Frank Marvitz, fmarvitz@cityofsparks.us
Truckee Meadows Regional Planning	X	X		
NV Energy	X			
Storey County Planning Department	X	X		Kathy Canfield < kcanfield@storeycounty.org > ; Lyndi Renaud < lrenaud@storeycounty.org >

Public Notice



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- One hundred thirty (130) parcels noticed (includes Washoe and Storey County Residents)
- Two (2) public comments received



Neighborhood Meeting



- Meeting held on December 28, 2023 from 5:30pm via Zoom
- Attended by six (6) members of the public
- Concerns regarding:
 - Some neighbors were concerned that the notices were not sent to all 500 homes in Rainbow Bend (Storey County).
 - Leach field could encroach into underground flow water table of Truckee River.
 - Canyon Way may not be capable of handling increased traffic load.
 - Increased noise / light levels.

Master Plan Amendment Findings



The Planning Commission evaluate the analysis provided in the staff report, the application materials, consider the public testimony at the hearing and determine whether or not the proposal meets the required findings of fact.

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.

Regulatory Zone Amendment Findings



The Planning Commission evaluate the analysis provided in the staff report, the application materials, consider the public testimony at the hearing and determine whether or not the proposal meets the required findings of fact.

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.

Possible Motion

Staff is not making a recommendation on Master Plan Amendment Case Number WMPA24-0002 and Regulatory Zone Amendment Case Number WRZA24-0002 to the Planning Commission.

Possible motions for approval and denial may be found in the staff report.

Thank you

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775-328-2314



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