



Planning Commission Staff Report

Meeting Date: August 6, 2024

Agenda Item: 9C

MASTER PLAN AMENDMENT CASE NUMBER: WMPA24-0003 & WRZA24-0005 (York)

BRIEF SUMMARY OF REQUEST: To approve a master plan map amendment and a regulatory zone amendment

STAFF PLANNER: Julee Olander, Planner
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CASE DESCRIPTION

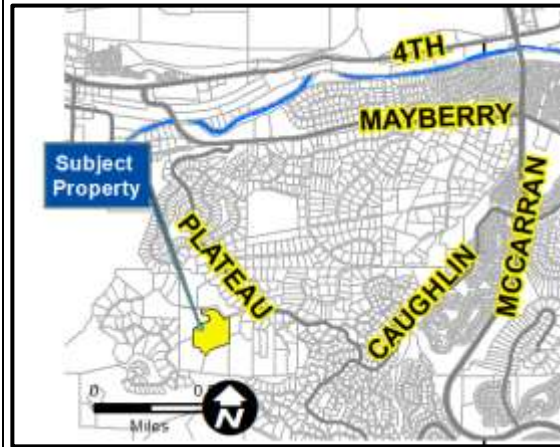
For hearing, discussion, and possible action to:

(1) Adopt an amendment to the Washoe County Master Plan, Southwest Truckee Meadows Master Plan Land Use Map, to change the master plan land use designation for a ±13.8 acre portion of a ±14.5 acre parcel (APN: 041-051-59) from Rural (R) to Rural Residential (RR); and if approved, authorize the chair to sign a resolution to this effect. Any adoption by the Planning Commission is subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

AND

(2) Subject to final approval of the associated master plan amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Southwest Truckee Meadows Regulatory Zone Map, to change the regulatory zoning for a ±13.8 acre portion of a ±14.5 acre parcel (APN: 041-051-59) from General Rural (GR-1 unit per 40 acres) to ±7.1 acres of High Density Rural (HDR-1 unit per 2.5 acres) and ±6.7 acres of Open Space (OS) and; if approved, authorize the chair to sign a resolution to this effect.

Applicant/ Property Owner: Marilyn York
Location: 70 Bear Mountain Place
APN: 041-051-59
Parcel Size: 14.5 acres
Existing Master Plan: 95% (±13.8 acres) Rural (R) & 5% (±0.72 acres)



Vicinity Map

Proposed Master Plan:	Suburban Residential (SR) 95% (±13.8 acres) Rural Residential (RR) & 5% (±0.72 acres) Suburban Residential (SR)
Existing Regulatory Zone:	95% (±13.8 acres) General Rural (GR-1-unit per 40 acres) & 5% (±0.72 acres) Public/Semi-Public Facilities (PSP)
Proposed Regulatory Zone:	49% (±7.1 acres) High Density Rural (HDR-1 unit per 2.5 acres), 46% (±6.7 acres) Open Space (OS) & 5% (±0.72 acres) Public Semi Public (PSP)
Planning Area:	Southwest Truckee Meadows
Development Code:	Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone
Commission District:	2 – Commissioner Clark

MASTER PLAN AMENDMENT 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 Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0003, having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA24-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Page 16)

REGULATORY ZONE AMENDMENT 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 Attachment B, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0005, 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 WRZA24-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

(Motion with Findings on Page 17)

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Explanation of a Master Plan Amendment

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three chapters. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each planning area. Master Plan Amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at [EnvisionWashoe 2040](#) select departments, planning and building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Chapter One, Foundation, describes the purpose of the Master Plan and the public engagement process that led to its creation. It also contextualizes the Master Plan in relation to the plans of other agencies and jurisdictions in Washoe County.

Chapter Two, Vision, contains the plan elements and planning area sections. This is where all the principles and policies can be found, which address a shared community vision for the future.

Chapter Three, Implementation, describes how the Master Plan is to be used. It contains implementation strategies, including a list of short term, mid-term, and long-term actions for plan implementation.

A recommendation to adopt a master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

Existing and Proposed Master Plan Designations

This request is to amend the Master Plan Land Use Map in order to replace the existing Rural (R) Master Plan designation with a Rural Residential (RR) designation on one 14.5-acre parcel of land (herein referred to as the "project area" or "APN 041-051-59"). See Figure 1, Existing and Proposed Master Plan Designations.

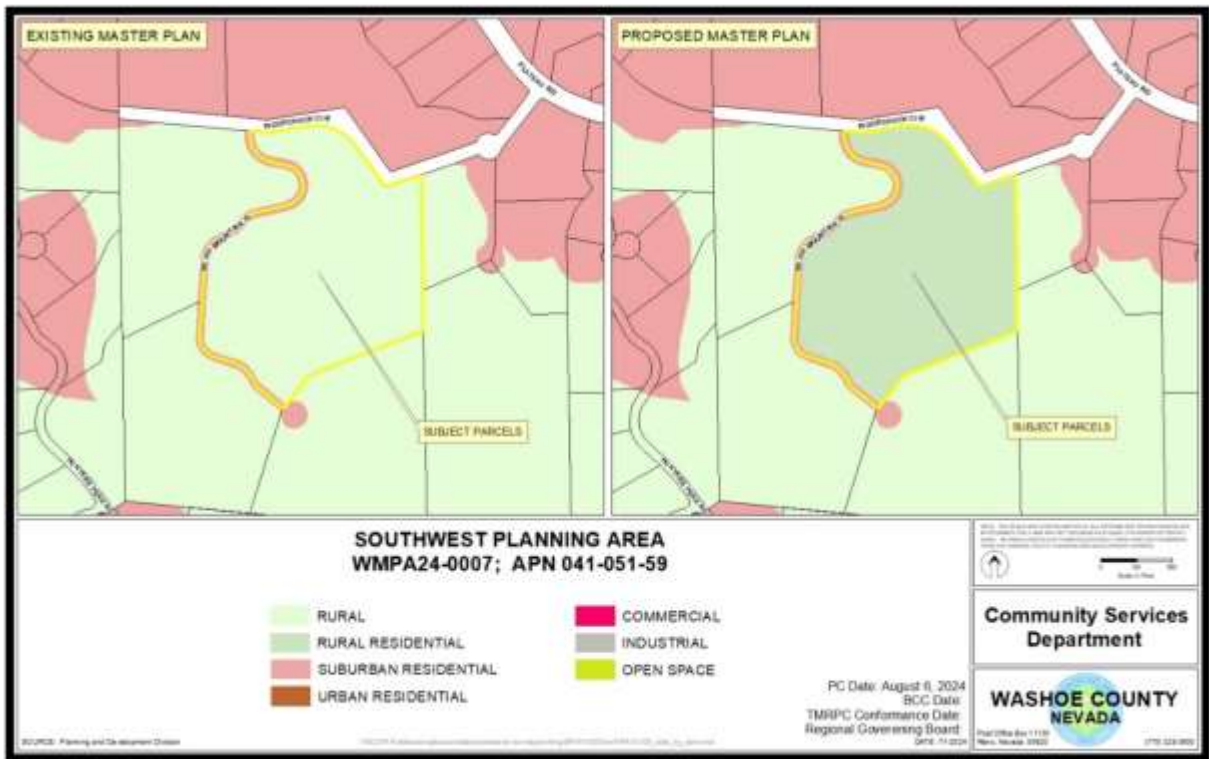


Figure 1
Existing and Proposed Master Plan Designations - Side by Side Comparison

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.

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 Planning Areas that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS Chapter 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 and planning area policies found in the Washoe County Master 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 an applicable Specific 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 which may adopt, adopt with modifications, or deny the proposed amendment.

Existing and Proposed Regulatory Zoning Designations

The second part of the applicant’s request is to change the regulatory zone on the same parcel from 95% (13.8 acres) General Rural (GR-1 unit per 40 acres) & 5% (0.72 acres) Public Semi Public (PSP) to 49% (7 acres) High Density Rural (HDR-1 unit per 2.5 acres), 46% (6.7 acres) Open Space (OS) & 5% (0.72 acres) Public/Semi-Public Facilities (PSP). See Figure 2 – Existing and Proposed Zoning Designations.

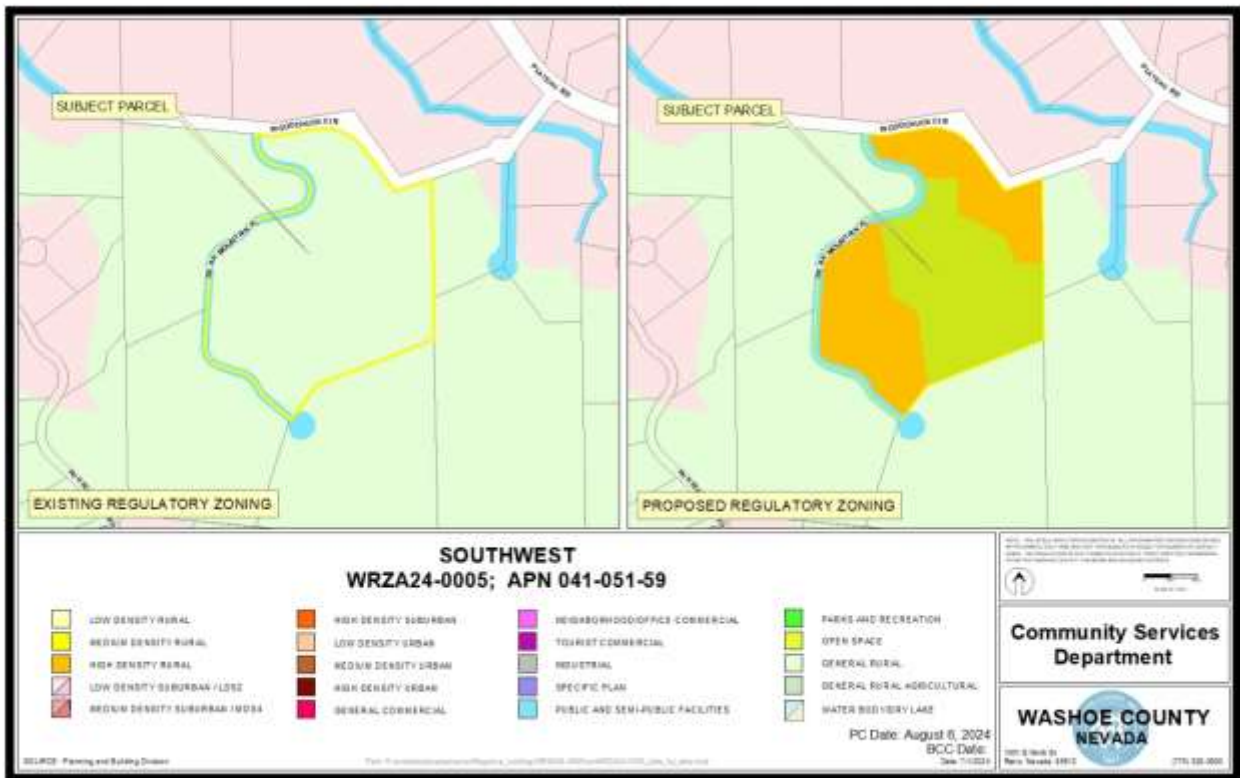


Figure 2
Existing and Proposed Regulatory Zone Maps - Side by Side Comparison



Site Plan

Existing Conditions

The 14.5 acre parcel (APN: 041-051-59) is located at 70 Bear Mountain Place. The parcel has a master plan land use designation of 95% (13.8 acres) Rural (R) & 5% (0.72 acres) Suburban Residential (SR). The regulatory zoning is 95% (13.8 acres) General Rural (GR-1 unit per 40 acres) & 5% (0.72 acres) Public/Semi-Public Facilities (PSP). The PSP portion of the parcel is for a 50-foot wide roadway easement for Bear Mountain Place and will remain unchanged.

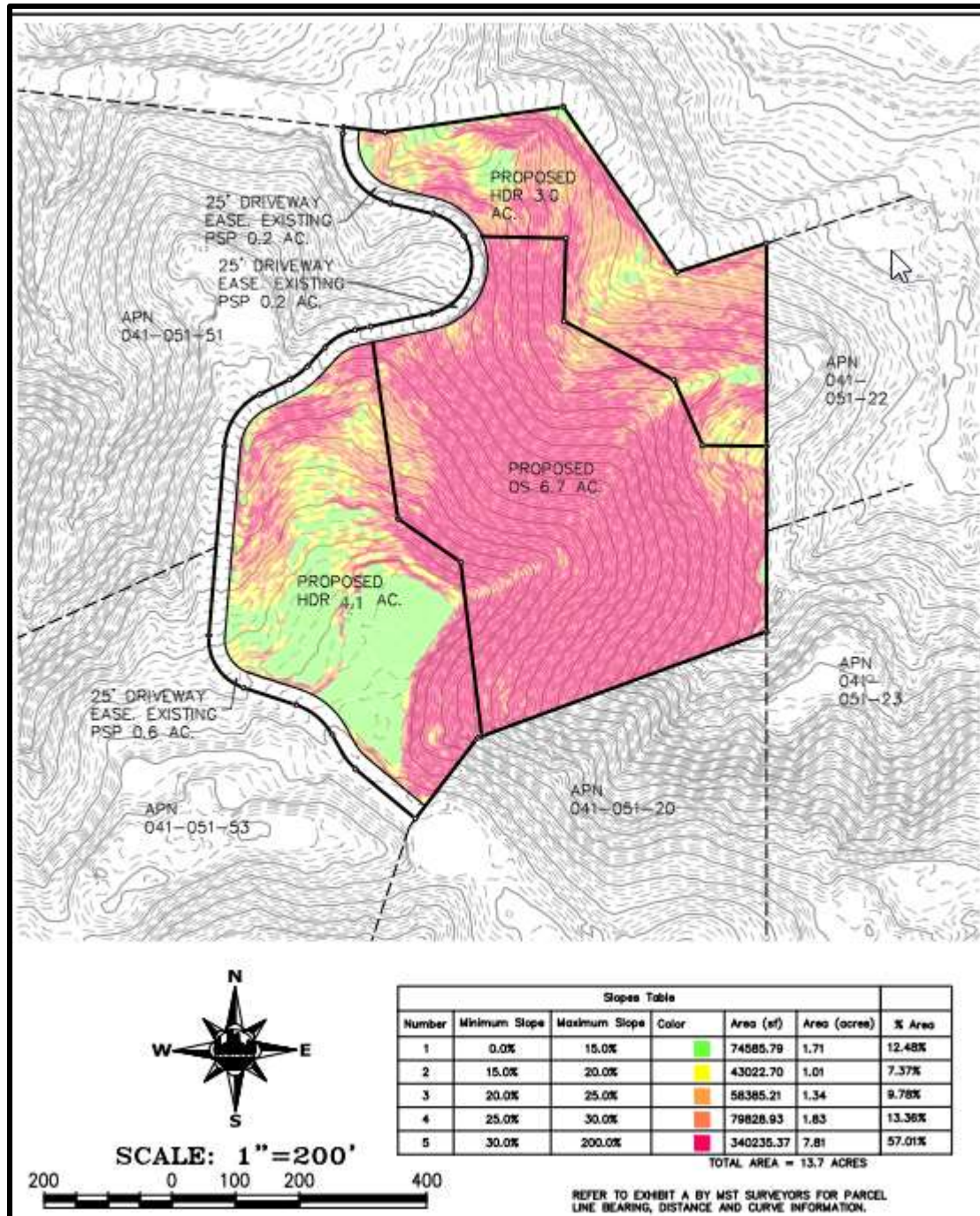
The request is for 95% (13.8 acres) of the parcel to change from the R designation to RR which would allow for the requested regulatory zone amendment to establish HDR zoning on the property. The OS designation is allowed in both R and RR. The minimum lot size for HDR zoning is 2 acres and there is no minimum lot size for OS. The 5% (0.72 acres) of the parcel designated

SR (master plan) and PSP (zoning) is not proposed to change. The parcel is located in the Southwest Truckee Meadows Planning Area.

The intent of the MPA/RZA is to allow for a future residence on the northern proposed 3-acre portion of the parcel immediately adjacent to Woodchuck Circle, which is proposed to be designated HDR. There is an existing 6,000+ SF single family residence located on the southern 4.1 acre portion, which is also proposed to be designated HDR. See site plan above. If approved, the overall allowable density would increase from one residence to two residences.

The applicant is proposing to change the middle portion of the parcel to OS regulatory zoning. This area has slopes between 15% and 30% (See Slope Map, on page 8). The property owner does not intend to build any structures on this portion of the parcel. The OS regulatory zoning will continue to preserve 6.7 acres and will not allow any residential uses and only a few civic or commercial uses (i.e. commercial gardens, utility services, dog training services & some agriculture uses).

Some of the surrounding properties have access to Truckee Meadows Water Authority (TMWA) water service. This parcel is adjacent to TMWA service but not within TMWA service territory. The existing house receives water from an individual domestic well. If another residence is constructed, the property owner can contact TMWA and see if water service is possible. Otherwise, another individual domestic well will be needed. The existing house has an individual septic system. If another residence is constructed, it will need to have a separate septic system.



Slope Map Showing Potential Future Parcels

Surrounding Land Uses and Compatibility with Subject Property

Table 1: Surrounding regulatory zones and existing uses

	Regulatory Zone	Existing Use
North	Low Density Suburban (LDS)	Undeveloped
South	General Rural (GR) & Public/Semi Public Facilities (PSP)	Undeveloped
West	General Rural (GR) & Public/Semi Public Facilities (PSP)	Single-Family Dwellings
East	General Rural (GR)	Undeveloped & Single-Family Dwelling

Article 106 Master Plan Categories and Regulatory Zones states: *“The Rural Residential Master Plan category is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce, with allowed densities ranging from one (1) dwelling unit per forty (40) acres up to one (1) dwelling unit per five (5) acres.*

The following Regulatory Zones are allowed in and are consistent with the Rural Residential Master Plan category: Low Density Rural, Medium Density Rural, High Density Rural, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.”

The master plan designation for the parcels to the north are SR and the other surrounding parcels are designated R. The regulatory zoning designation for the parcels to the north are Low Density Suburban (LDS- 1 du/acre) and the other surrounding parcels are General Rural (GR). The parcels are either vacant or developed with single-family residences.

Master Plan Consistency

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan Southwest Truckee Meadows Planning Area Vision Statement as described in Table 2.

Table 2: Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<i>“The Southwest Truckee Meadows area houses its community within neighborhoods that evoke pastoral sensibility in a suburban setting.”</i>	Future development of the project area will be subject to the standards of Washoe County Development Code (and all other applicable governing documents). The amendment will result in a minimal intensification of the current land use and therefore will not have a negative impact on natural resources or impact the area’s pastoral sensibility.

<p><i>“Suburban housing is surrounded by diverse natural features dominating the landscape such as alluvial fans and foothills, pastures, streams, and wetlands.”</i></p>	<p>The proposed amendment promotes suburban housing within a neighborhood and supports maintaining diverse natural features in the area. A portion of the parcel is proposed to be zoned OS and the hilltop natural features and topography of the parcel will be preserved.</p>
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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

<p>Priority Principles & Policies</p>	<p>Explanation of Conformance with Priority Principles & Policies</p>
<p>Population and Housing Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.</p>	
<p>PH Policy 3.1 Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.</p>	<p>This principle will be satisfied by allowing another housing unit to be built in the future.</p>
<p>Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.</p>	
<p>LU1.1 - Continue to cooperate with TMRPA to ensure the County’s approach to growth and development is consistent with and supportive of the regional vision.</p>	<p>TMRPA received notice of the application and provided comments, included in Exhibit B, expressing no specific concerns with the request.</p>
<p>LU1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.</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 (https://neighborhood-washoe.hub.arcgis.com/) allows for an additional opportunity for community engagement and feedback for the project. No comments were submitted for the subject application.</p>
<p>LU1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).</p>	<p>Northern Nevada Public Health received a notice of the application and provided comments stating that in any future division of land, the well and septic system must remain on the same parcel as the house they serve.</p>

Table 4: Master Plan Conformance with Southwest Truckee Meadows Planning Area Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Conservation of Natural and Cultural Resources Principle 1. Maintain scenic resources within the County.	
NCR1.1 – Collaborate with all planning partners to identify and protect the region’s significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.	This principle will be upheld by protecting the steeper parts of the site, zoning 6.7 acres OS, and leaving viewsheds. This will limit grading and minimize the future building envelope.
Conservation of Natural and Cultural Resources Principle 3. Protect key wildlife and vegetation resources.	
NCR Policy 3.1 Protect key wildlife and fishery habitats; habitats of threatened, endangered, or rare species; key migration routes; and areas important for scientific study.	This principle will be upheld by protecting the steeper parts of the site, by zoning almost half the site OS. This will leaving a large portion of the parcel in a native state and maintain the area for native wildlife and vegetation.
Public Facilities and Services Principle 2. Provide sufficient water to meet the current and future needs of County residents.	
PFS Policy 2.1 Balance new water supply commitments with existing commitments at or below perennial yield to achieve a long-term sustainable water supply.	The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure. Therefore, future division of the subject parcel will need to contact the water purveyor to see if the parcel can connect to the municipal water service. If not, it will rely on individual domestic wells as the source of domestic water supply and individual septic tanks for sewage. The Washoe County Water Rights Manager reviewed this application and did not have any concerns.

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. A neighborhood meeting was held on April 24, 2024, at the Caughlin Club (See Exhibit D), with 5 attendees. Numerous questions were asked about the proposal, however there were no concerns/issues raised.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments but none recommended denial.

Agencies	Sent to Review	Responded	Provided Comments	Contact
FS - Carson Ranger District	X			
FS - State Office, Humboldt-Toiyabe Nat'l Forest	X			
NDF - Endangered Species	X			
NDOW (Wildlife)	X			
Washoe County GIS	X			
Washoe County Parks & Open Space	X	X		Faye-Marie Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X	X		Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X			
Washoe County Engineering (Land Development) (All)	X	X		Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X	X		
NNPH Air Quality	X			
NNPH Environmental Health	X	X		James Eglis, jenglish@nnph.org
TMFPD	X	X		Brittany Lemon, blemon@tmfpd.us
Truckee Meadows Regional Planning	X	X		Chris Tolley, Ctolley@tmrpa.org
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

Master Plan Amendment Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended 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.

Regulatory Zone Amendment 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: 43 property owners within 750 feet of the subject parcels 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.

Staff Comment on Required Master Plan Amendment Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Southwest Truckee Meadows Planning Area. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Planning Area analysis above.

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 public health, safety or welfare.

Staff Comment: As identified on page 9 of this staff report, the proposed amendment will provide for land uses compatible with the adjacent existing land uses, and will not adversely impact public health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and provide comments with no significant concerns (See Exhibit C).

3. Response to Changed 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.

Staff Comment: The applicant is seeking a master plan amendment in order to pursue a future parcel map to divide the parcel into a maximum of two (2) parcels. The proposed amendment will enable one additional house in the area, while maintaining the character and development patterns within the Southwest Truckee Meadows Planning Area.

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.

Staff Comment: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.

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.

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for residential use, as is intended by the Southwest Truckee Meadows Planning Area. The amendment will result in a minimal intensification of the current land use and therefore will not increase natural resource impairment or cause inefficient expenditure of funds for public services. A portion of the parcel that is 30% slope is proposed to be designated OS zoned. This will lessen the impact to the sloped area and preserve the natural resources in the area from future development.

Staff Comments on Required Regulatory Zone Amendment Findings

WCC Section 110.821.15(d) 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. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Master Plan and the Southwest Truckee Meadows Planning Area. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact public health, safety or welfare.

Staff Comment: The proposed amendment is compatible with surrounding residential uses. The proposed amendment will only minimally increase the density (maximum of one additional parcels), which will provide more low-density housing in the area. The proposed amendment will not conflict with the public's health, safety or welfare. Northern Nevada Public Health, Environmental Health reviewed the request and provide comments with no significant concerns (See Exhibit C).

3. 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 amendment will slightly increase the availability of housing in the area, which is needed and desired by the Southwest Truckee Meadows Planning Area and the Washoe County Master Plan. The applicants wish to develop the site consistent with adjoining residential development.

4. 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: All needed services are near the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received. Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, and Washoe County Parks and Open Space and utility companies reviewed this application and indicated no concerns with available facilities.

5. 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 affect the impact of the implementation of the policies and action programs of the Washoe County Master Plan as described in this staff report.

6. 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 continued residential uses in an area that is generally intended for such as indicated by surrounding regulatory zone and Master Plan Designations and by the Southwest Truckee Meadows Planning Area. This request will result in only minimally increased density; and therefore, will not increase natural resource impairment or create inefficient expenditure of funds for public services. A portion of the parcel that is 30% slope is proposed to be designated OS zoning. This will preserve the sloped area and natural resources from future development.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0003. It is further recommended that the Planning Commission forward the master plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Master Plan Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA24-0003, having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA24-0003 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning 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. 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 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:

Regulatory Zone Amendment 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 Attachment B, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0005, 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 WRZA24-0005 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.

Applicant/Owner: Marilyn York email: Marilyn@marilynyork.com; Ray York, email: york@gbdev.com,

Representatives: KLS Planning, email: johnk@klsdesigngroup.com

Action Order xc: Jennifer Gustafson, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Timber Weiss, Water Management; Rob Wimer, Engineering and Capital Projects; Brittany Lemon, Truckee Meadows Fire Protection District; James English, Northern Nevada Public Health Environmental Health; & Truckee Meadows Regional Planning Agency.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTHWEST TRUCKEE MEADOWS MASTER PLAN LAND USE MAP (WMPA24-0003) TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FOR A ±13.8 ACRE PORTION OF A ±14.5 ACRE PARCEL (APN: 041-051-59) FROM RURAL (R) TO RURAL RESIDENTIAL (RR) AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 24-13

Whereas, Master Plan Amendment Case Number WMPA24-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on August 6, 2024; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA24-0003, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment 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. 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA24-0003, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on August 6, 2024

WASHOE COUNTY PLANNING COMMISSION

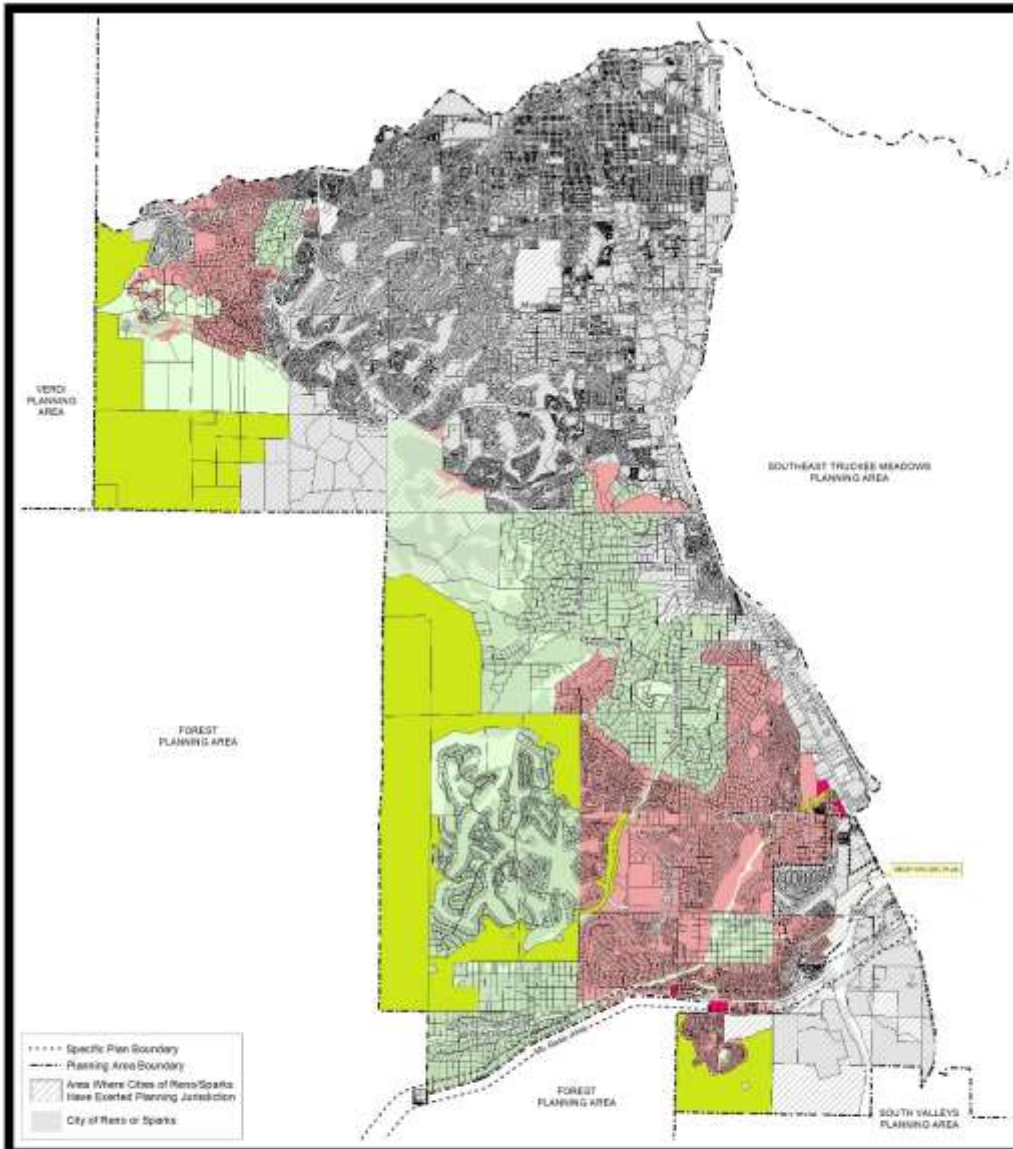
ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Master Plan Land Use Map

Exhibit A, WMPA24-0003



<p>SOUTHWEST TRUCKEE MEADOWS MASTER PLAN LAND USE MAP</p>		<p>NOTE: THE BOUNDARY AND COMPOSITION OF ALL CITIES AND PLANNING AREAS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY. FOR THE LATEST INFORMATION, CONTACT THE COMMUNITY SERVICES DEPARTMENT AT (775) 335-4800.</p> <p>DATE: 08/20/2024</p>
<p>SOUTHWEST TRUCKEE MEADOWS MASTER PLAN LAND USE MAP</p>		
<p>Suburban Residential</p> <p>Urban Residential</p> <p>Commercial</p> <p>Industrial</p> <p>Open Space</p>	<p>Community Services Department</p> <p>WASHOE COUNTY NEVADA</p> <p>Plan Office Box 11130 Reno, Nevada, 89507 (775) 335-4800</p>	



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA24-0005 AND THE AMENDED SOUTHWEST TRUCKEE MEADOWS REGULATORY ZONE MAP, TO CHANGE THE REGULATORY ZONING FOR A ± 13.8 ACRE PORTION OF A ±14.5 ACRE PARCEL (APN: 041-051-59) FROM GENERAL RURAL (GR-1-UNIT PER ACRE) TO HIGH DENSITY RURAL (HDR-2 UNITS PER ACRE) FOR ±7.1 ACRES & OPEN SPACE (OS) FOR ±6.7 ACRES.

Resolution Number 24-14

Whereas Regulatory Zone Amendment Case Number WRZA24-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on August 6, 2024; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendments; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendments; and

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

Whereas the proposed Regulatory Zone Amendments shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA24-0005) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that the following findings are met:

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 WRZA24-0005 and the amended Truckee Canyon Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on August 6, 2024.

WASHOE COUNTY PLANNING COMMISSION

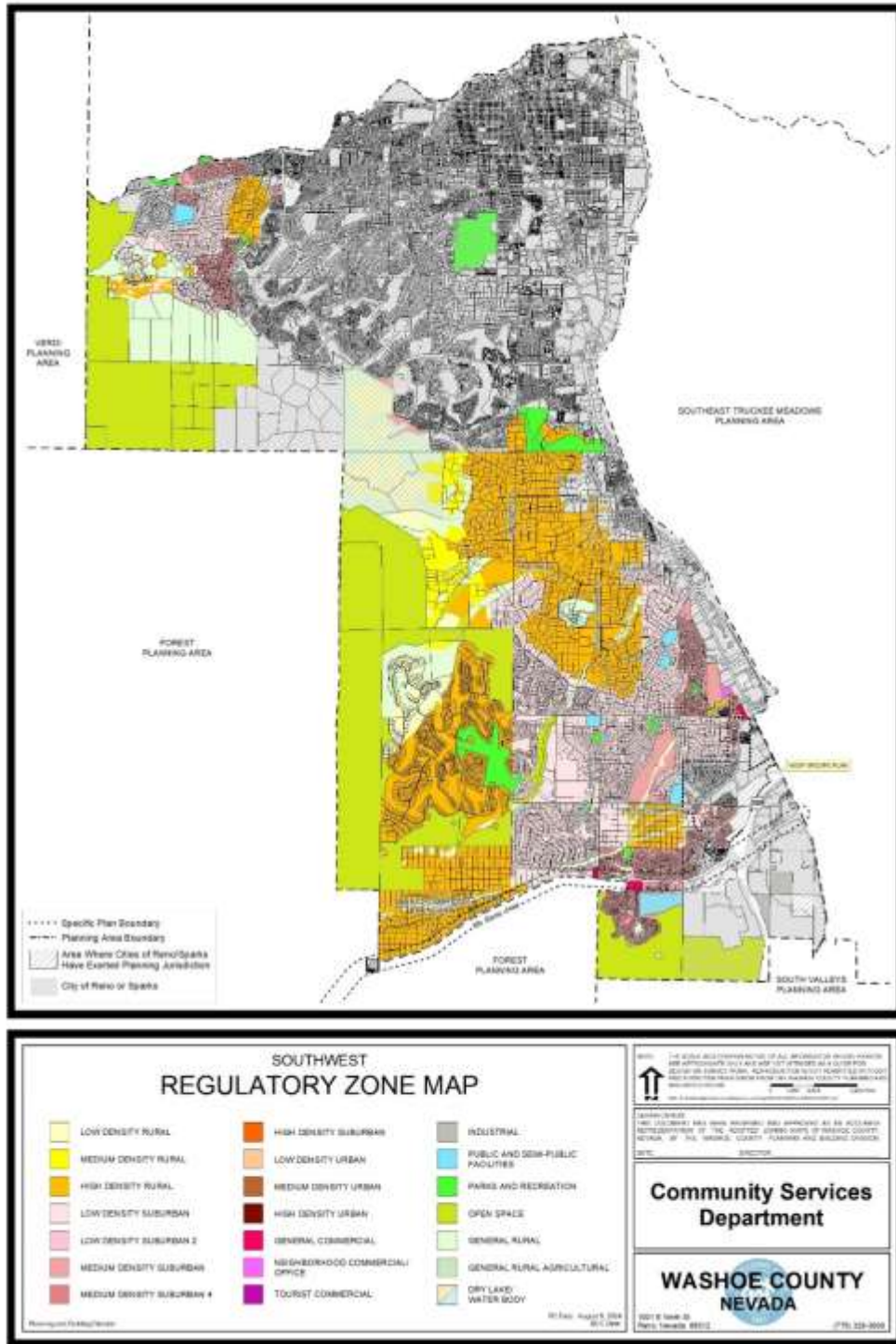
ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Regulatory Zone Map

Exhibit B, WRZA24-0005



Southwest Truckee Meadows Area Plan



Date: May 24, 2024

To: Julee Olander, Planner

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

Re: Master Plan Amendment WMPA24-0003; Regulatory Zone Amendment WRZA24-0005
APN 041-051-59

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: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WMPA24-0003 and WRZA24-0005 (York) Conditions of Approval
Date: Friday, May 24, 2024 12:52:43 PM
Attachments: [image001.png](#)

Hi Julee,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



“Committed to excellence, service, and the protection of life and property in our community”

May 24, 2024

Washoe County Community Services
Planning and Development Division

RE: York; 041-051-59
Master Plan and Regulatory Zone Amendment; WMPA24-0003 and WRZA24-0005

Dear Washoe County Staff:

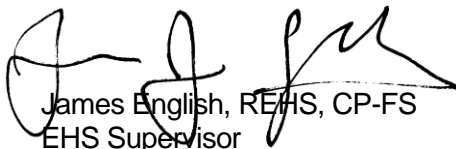
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the applications as submitted and has no concerns with the approval of the application as submitted.
- b) Condition #2: The project is proposed on a parcel which has an existing onsite sewage disposal system installed and a residential domestic well; but will be parceled. As part of the parceling process a test trench permit and trench inspection must be completed by EHS for the determination of whether another onsite sewage disposal system can be installed on the proposed lot.
- c) It is possible the new development may have to connect to the community water system if it is determined the project is within their service area and there is ample capacity.
- d) Condition #3: If the applications are approved, future development and all building plans must be routed to EHS for review and approval. All construction plans will be reviewed to the current Washoe County District Board of Health Regulations Governing Sewage Wastewater and Sanitation and the Washoe County Board of Health Regulations Governing Well Construction.

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

Sincerely,



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



From: [Pekar, Faye-Marie L.](#)
To: [Olander, Julee](#)
Subject: Case Number WMPA24-0003 and WRZA24-0005 (York)
Date: Tuesday, June 4, 2024 2:25:22 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Hi Julee,

I have reviewed Case Number WMPA24-0003 and WRZA24-0005 (York) on behalf of parks and do not have any comments.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP
Park Planner
Community Services Department | Regional Parks and Open Space
fpekar@washoecounty.gov | 775.328.3623
1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?
Submit a nomination for a Washoe Star by clicking this link: [WASHOE STAR](#)

INITIAL REVIEW MEMORANDUM

TO: Julee Olander, Washoe County

FROM: Chris Tolley, TMRPA

DATE: May 29, 2024

SUBJECT: **TMRPA initial review of Washoe County case WMPA24-0003 (York)**

This memorandum provides the revised Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA24-000), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as identified by Washoe County, is the following:

- (1) **Adopt an amendment to the Southwest Truckee Meadows Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for 3.2 acres, a portion of a 14.5-acre parcel (APN: 041-041-59) from Rural (R) to Rural Residential (RR);**
- (2) Recommend adoption of an amendment to the Southwest Regulatory Zone Map, to change the regulatory zoning for 3.2 acres, a portion of a 14.5-acre parcel (APN: 041-051-49) from General Rural (GR) to High Density Residential (HDR).

The subject site is located at 70 Brear Mountain Place.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

Regional Land Designation Amendment

The subject site is located within the Tier 3 Regional Land Designation, and per Policy RF 3 – *Density Requirements and Nonresidential Standards*, the maximum density for lands within this tier is the currently existing maximum. For the subject site, the maximum density is established by the existing Rural land use.

In order to intensify the subject site, a Regional Plan amendment to change the Regional Land Designation (RLD) to a higher priority Tier (e.g., from Tier 3 to Tier 2) is required. Please review Regional Plan Policy *RF 5* for additional information, including the specific review criteria.

For reference, Tier 2 is located approximately 0.2 miles north of the subject site.

Any request to amend the Regional Plan (including the RLDs) should be sponsored by the Washoe County Commission per Nevada Revised States (NRS) section 278.0272(7) and the Regional Planning Governing Board's Regulations on Procedure section II.2. Please contact Regional Planning staff for any assistance with this specific process.

Public Facilities and Services

One of the primary review criteria for requests to amend the existing Regional Land Designation, and also for a request to amend a master plan, is the availability of public facilities and services. This component of regional analysis is detailed in 2019 Regional Plan Policy *PF 1 – List of Facilities and Service Standards*, which lists the five domains that are addressed by the Regional Plan. These domains include water, wastewater, flood control/stormwater drainage management, transportation and schools, and the applicable standard(s) for each is noted in Table 3.2.

Please provide information regarding how the proposal will meet the standards list in Policy *PF 1*.

Related Regional Plan policies

Please review the list of policies provided in this section, as the requirements of each should be addressed (or connected to the implementing policy in the Washoe County Master Plan) in the analysis presented for the subject case:

PG 4 – Affordable Housing Strategies

RF 3 – Density Requirements and Nonresidential Standards

RF 5 – Regional Land Designation Amendments

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

NR 5 – Natural Slopes greater than 15% and less than or equal to 30%

NR 8 – Wildland/Urban Interface

RC 9 – Conformance Review Findings

RC 10 – Regional Plan Amendment Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Tier 3

Development Constraints Area: natural slopes over 30%

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.



Date: May 28, 2024

To: Julee Olander, Planner

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

Re: Case Number WMPA24-0003 AND WRZA24-0005 (York)

GENERAL PROJECT DISCUSSION

For hearing, discussion, and possible action to:

(1) Adopt an amendment to the Southwest Truckee Meadows Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for 13.8 acres, a portion of a 14.5-acre parcel (APN: 041-051-59) from Rural (R) to Rural Residential (RR); And if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

AND

(2) Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for 13.8 acre portion of a 14.5 acre parcel (APN: 041-051-59) from General Rural (GR-1-unit per acre) to High Density Rural (HDR-2 units per acre) for 7 acres & Open Space (OS) for 6.7 acres; 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:

No water rights conditions for this amendment. Any development on this property must comply with NRS 533 and NRS 534.

SUMMARY

Project Name: 70RZA

Neighborhood Meeting

Meeting Location: Caughlin Club, 4100 Caughlin Parkway, Reno, NV 89519

Meeting Date: Wednesday, April 24, 2024

Virtual Meeting Option Provided: YES NO

Hosted By (Name): Marilyn York (Company): _____

Contact (Email): york@gbdev.com (Phone): 775-848-4880



Public Concerns:

1. Questions were asked and answered, no concerns were expressed.
2. _____
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. N/A
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

Only (2) neighbors attended who seemed satisfied with the presentation.

Project Name: 70RZA

Neighborhood Meeting
Comment Card

Name: Chip Cooper

Company/Organization (if applicable): _____

Address: 4285 Ross Dr NW Reno NV 89519

Comment:

I am OK with the plan.

Project Name: 70RZA
 Meeting Location: Caughlin Club, 4100 Caughlin Parkway, Reno, NV 89519
 Meeting Date: Wednesday, April 24, 2024

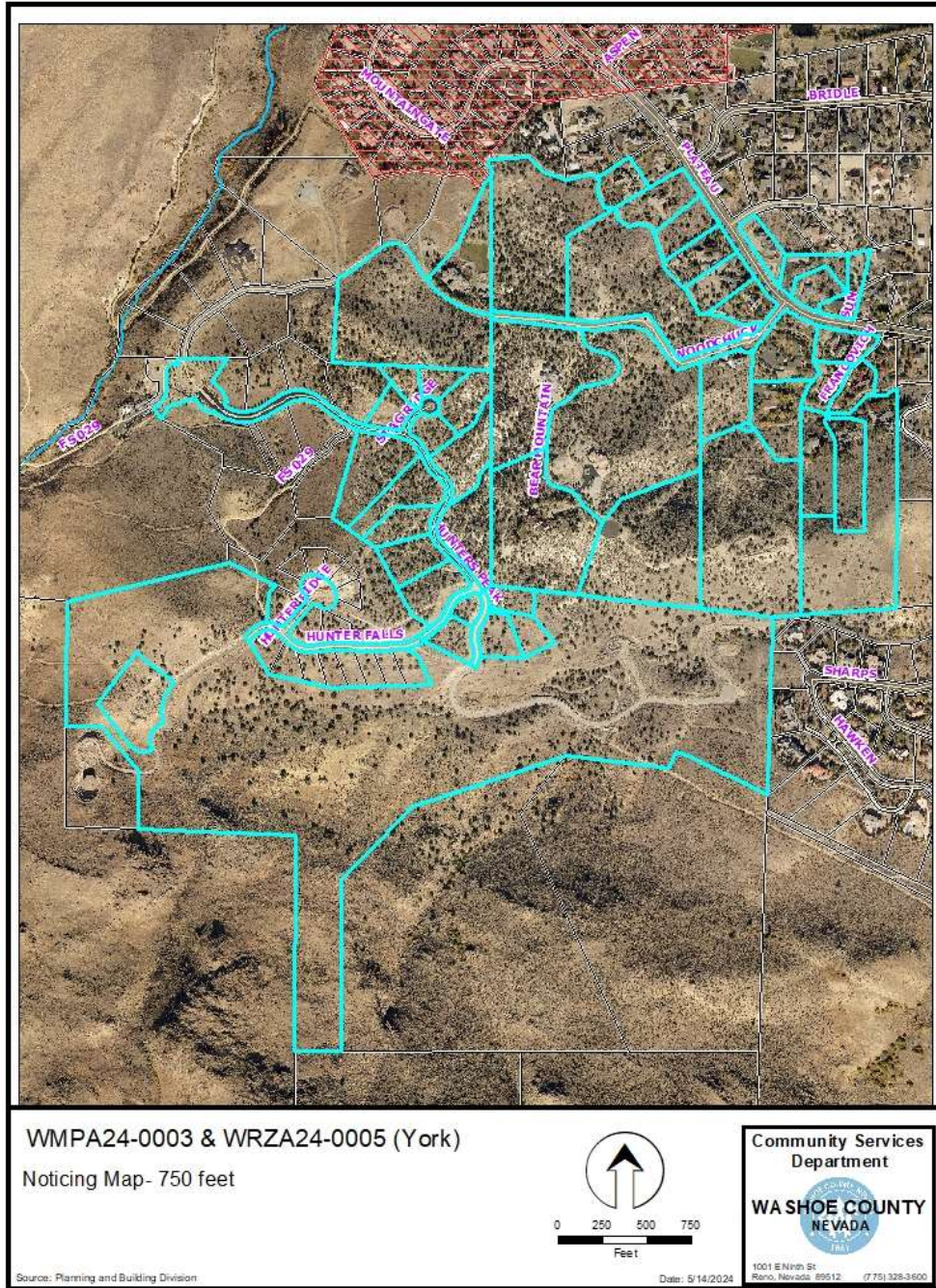
Neighborhood Meeting
 Sign-In Sheet

	First and Last Name (please print legibly)	Address	Email (or) Phone
***	1 ^{Dede} Doranna Woodright	40 Woodchuck Ct.	aol. Dorannadee@aol.com
	2 Marilyn York	70 Bear Mt. Place, Reno	Marilyn@marilynyork.com
	3 Mike Milligan	" "	Tahoegolfer01@yahoo
	4 John Krimotic	201 W. Liberty St.	775 857 7710
	5 Jones Milligan	70 Bear Mt. Place	_____
	6 Nick Pinto (video man)	3715 Warren way	775 443 6110
	7 RAY YORK	800 SCHELLBOURNE ST RENO NV 89511	775 848 4880
***	8 Chip Cooper	4285 Ross Drive Reno 89519	275-691-2414

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

Public Notice

Pursuant to Washoe County Code Section 110.820.23 and 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750 foot radius of the subject property, noticing 30 separate property owners.



NOTICING MAP

From: [John Krmpotic](#)
To: [Olander, Julee](#)
Cc: [stingrayyork](#)
Subject: RE: 70 RZA - revisions needed
Date: Tuesday, June 25, 2024 10:29:02 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[2-Bear Mountain Slope Map 3.0 AC HDR.pdf](#)
[1-Bear Mountain Slope Map Overall.pdf](#)
[3-Bear Mountain Slope Map 4.0 AC HDR.pdf](#)

Hi Julee please see revised maps. Let me know if you need any others

Thanks

John F. Krmpotic
KLS Planning & Design
(775) 857-7710 (cell)



201 W. Liberty Street, Suite 300
Reno, NV 89501 | 775-852-7606

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From: Olander, Julee <JOlander@washoecounty.gov>
Sent: Wednesday, June 12, 2024 9:22 AM
To: John Krmpotic <johnk@klsdesigngroup.com>; stingrayyork <stingrayyork@gmail.com>
Cc: Marilyn York <marilyn@marilynyork.com>
Subject: RE: 70 RZA - revisions needed

Yes this works- can you send me the shape files, too?



Julee Olander, Planner

jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00am to 4:30pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

1001 East Ninth Street, Reno, NV 89512



From: John Krmpotic <johnk@klsdesigngroup.com>
Sent: Wednesday, June 12, 2024 9:21 AM

To: stingrayyork <stingrayyork@gmail.com>; Olander, Julee <JOlander@washoecounty.gov>
Cc: Marilyn York <marilyn@marilynyork.com>
Subject: RE: 70 RZA - revisions needed

[**NOTICE:** This message originated outside of Washoe County -- **DO NOT CLICK** on **links** or open **attachments** unless you are sure the content is safe.]

Excellent Ray

John F. Krmpotic
KLS Planning & Design
(775) 857-7710 (cell)



201 W. Liberty Street, Suite 300
Reno, NV 89501 | 775-852-7606

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From: Ray York <stingrayyork@gmail.com>
Sent: Wednesday, June 12, 2024 9:09 AM
To: Olander, Julee <JOlander@washoecounty.gov>
Cc: John Krmpotic <johnk@klsdesigngroup.com>; Marilyn York <marilyn@marilynyork.com>
Subject: Fwd: 70 RZA - revisions needed

Hi Julee,

Please view the attached "**HDR 7.0 acres, 6.8 acres OS" showing 4.0 acres of HDR around the existing home, 6.8 acres of OS, and the 3.0 acres of HDR for the new parcel. Acreages and new boundary lines are approximate and will be finalized by the surveyor. Please let me know if this is reasonable and acceptable, and then I can get "New shape files (by the Surveyor)" depicting these changes. I will also get a slope map by a licensed Engineering Company soon as I can. Can you provide specs on the slope map or would Geotech Engineers know exactly what you need? Thank you.

--

Go as far as you can see, when you get there, you will be able to see farther. More from – [Maya Angelou](#)

Ray York
york@gbdev.com
775-848-4880

----- Forwarded message -----

From: **John Krmpotic** <johnk@klsdesigngroup.com>

Date: Wed, Jun 5, 2024 at 4:12 PM

Subject: 70 RZA - revisions needed

To: Olander, Julie <JOlander@washoecounty.gov>

Cc: york@gbdev.com <york@gbdev.com>, stingrayyork@gmail.com <stingrayyork@gmail.com>

Hi Julie,

This is to summarize what changes and supplements you need:

- a. Revise proposed Land Use to RR for the current house and the proposed new lot (minimum of 2.5 acres) with Open Space designation for the rest of the parcel
- b. Revise proposed Zoning to HDR for the current house and the proposed new lot (minimum of 2.5 acres and same polygon for zoning and land use). The rest of the parcel as Open Space
- c. A slope Map of the entire property
- d. New shape files (by the Surveyor) showing these areas when laid out.

Please confirm the attached maps reflect the concept correctly

Thank you

John

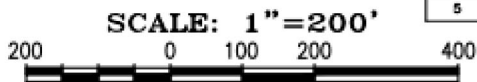
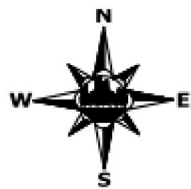
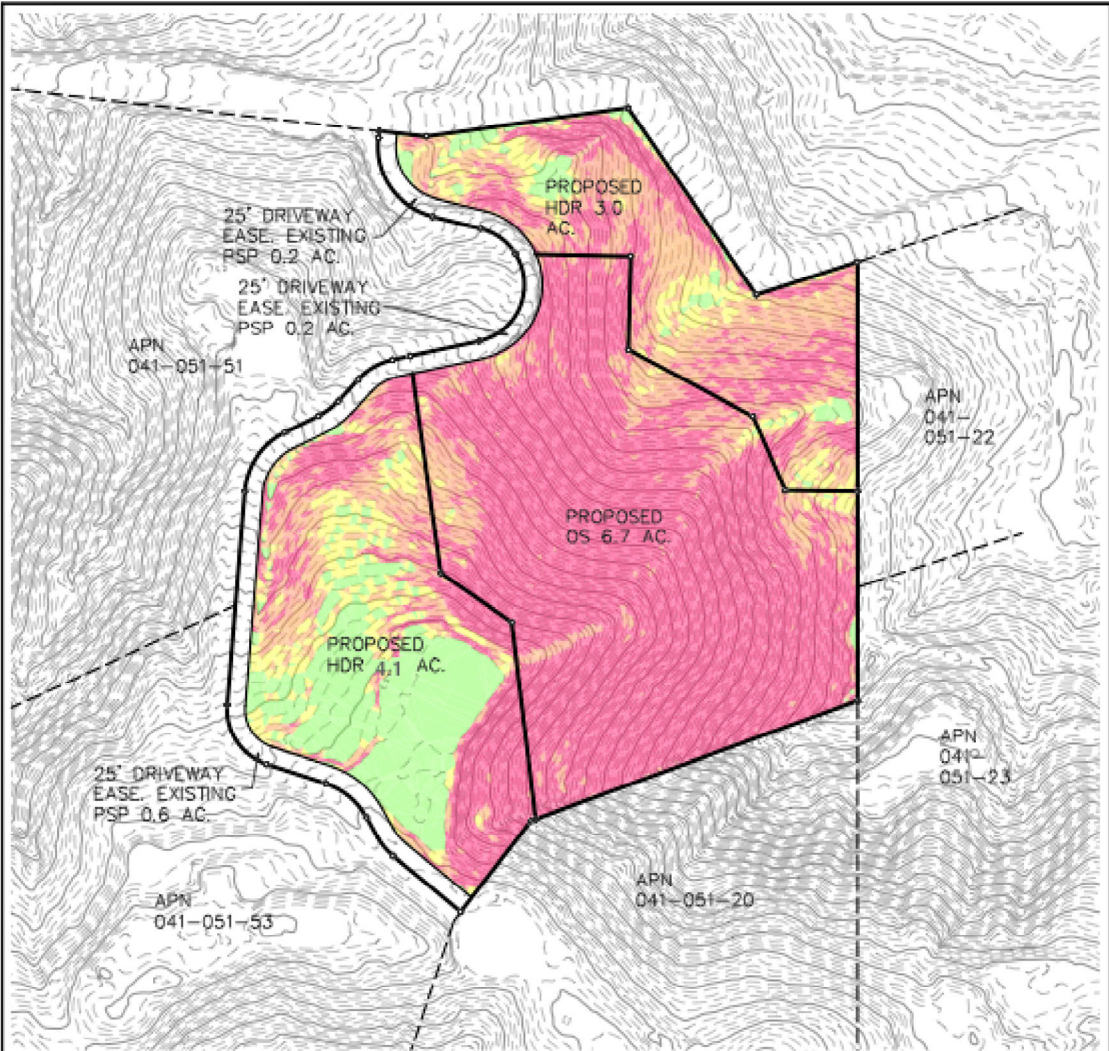
John F. Krmpotic, AICP

KLS Planning & Design

775 857 7710 (cell)



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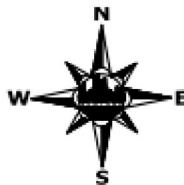
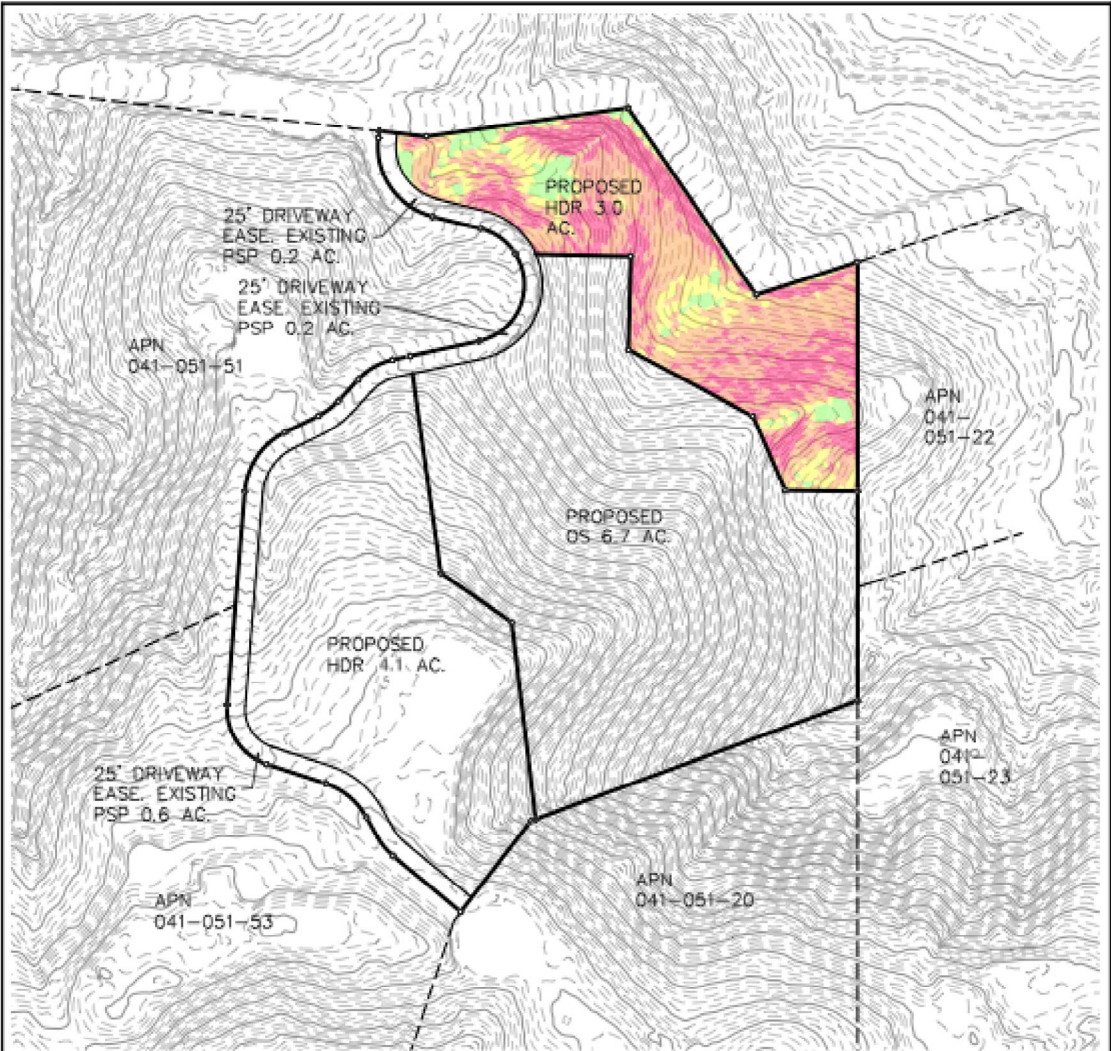
Slopes Table						
Number	Minimum Slope	Maximum Slope	Color	Area (sf)	Area (acres)	% Area
1	0.0%	15.0%	Light Green	74585.79	1.71	12.48%
2	15.0%	20.0%	Yellow	43022.70	1.01	7.37%
3	20.0%	25.0%	Light Orange	58385.21	1.34	9.78%
4	25.0%	30.0%	Orange	79828.93	1.83	13.36%
5	30.0%	200.0%	Red	340235.37	7.81	57.01%

TOTAL AREA = 13.7 ACRES

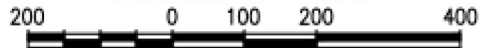
REFER TO EXHIBIT A BY MST SURVEYORS FOR PARCEL LINE BEARING, DISTANCE AND CURVE INFORMATION.

<p>VENTURE ENGINEERING & CONSULTING, INC. Civil Engineering · Planning · Land Development 530 E. PLUMB LANE STE. 4 PH: (775) 825-9898 RENO, NV 89502 venturereino@gmail.com</p>	EXISTING CONDITION SLOPE MAP	DRAWN: AWP
	OVERALL PARCEL	CHECKED: JNM
	APN:041-051-59	DATE: 6/24/24
	70 BEAR MOUNTAIN PL	SCALE: 1"=200'

WM PA24-0003 & WRZA24-0005
EXHIBIT F



SCALE: 1"=200'

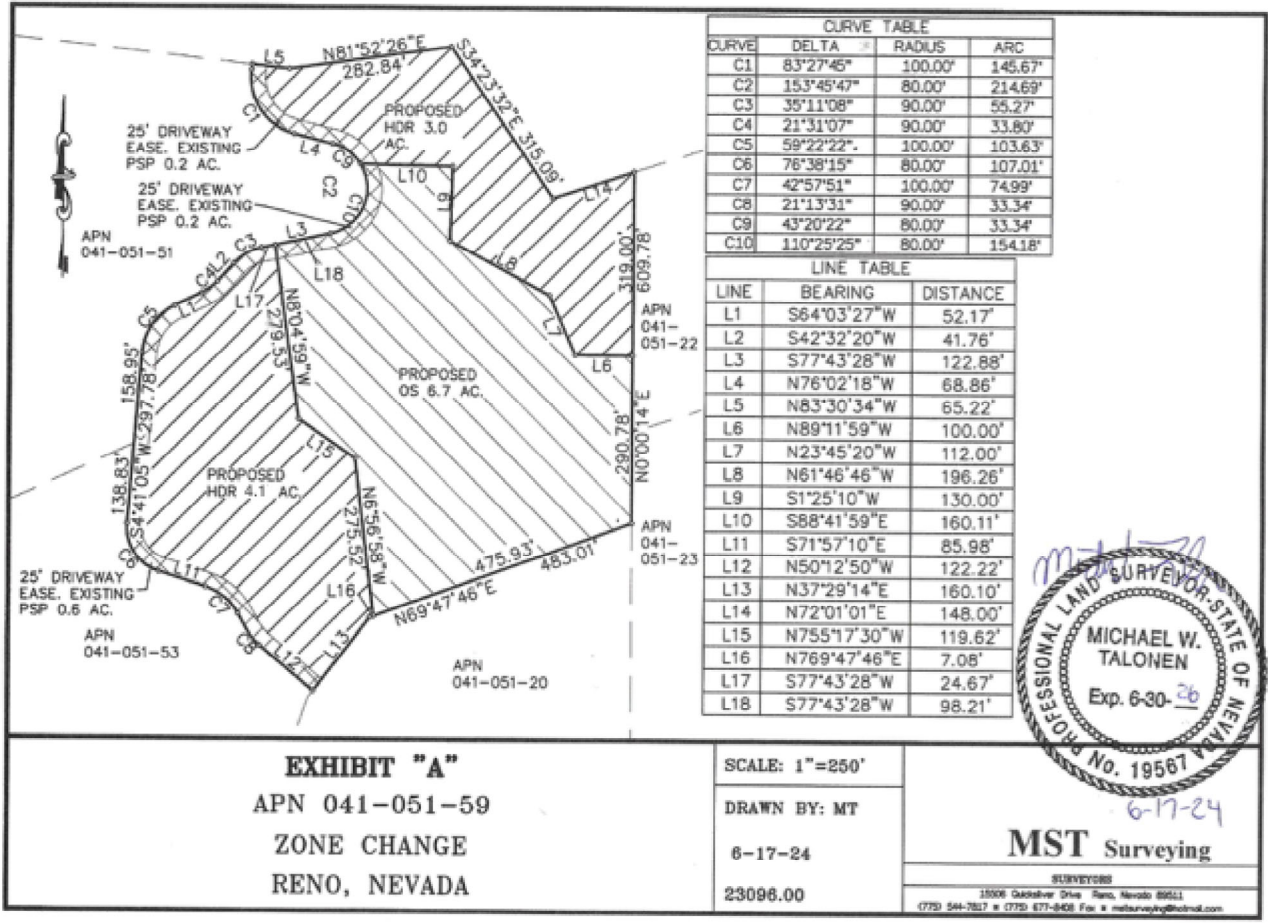


Slopes Table						
Number	Minimum Slope	Maximum Slope	Color	Area (sf)	Area (acres)	% Area
1	0.0%	15.0%		10499.37	0.24	8.00%
2	15.0%	20.0%		15944.66	0.37	12.33%
3	20.0%	25.0%		28818.43	0.66	22.00%
4	25.0%	30.0%		35806.52	0.82	27.33%
5	30.0%	200.0%		39338.61	0.91	30.33%
				TOTAL AREA = 3.00 ACRE		

REFER TO EXHIBIT A BY MST SURVEYORS FOR PARCEL LINE BEARING, DISTANCE AND CURVE INFORMATION.

<p>VENTURE ENGINEERING & CONSULTING, INC.</p> <p>Civil Engineering · Planning · Land Development 530 E. PLUMB LANE STE. 4 PH: (775) 825-9898 RENO, NV 89502 venturereino@gmail.com</p>	EXISTING CONDITION SLOPE MAP	DRAWN: AWP
	PROPOSED 3.0 AC HDR PARCEL	CHECKED: JNM
	APN:041-051-59	DATE: 6/24/24
	70 BEAR MOUNTAIN PL	SCALE: 1"=200'

WM PA24-0003 & WRZA24-0005 EXHIBIT F



CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	83°27'45"	100.00'	145.67'
C2	153°45'47"	80.00'	214.69'
C3	35°11'08"	90.00'	55.27'
C4	21°31'07"	90.00'	33.80'
C5	59°22'22"	100.00'	103.63'
C6	78°38'15"	80.00'	107.01'
C7	42°57'51"	100.00'	74.99'
C8	21°13'31"	90.00'	33.34'
C9	43°20'22"	80.00'	33.34'
C10	110°25'25"	80.00'	154.18'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°03'27"W	52.17'
L2	S42°32'20"W	41.76'
L3	S77°43'28"W	122.88'
L4	N76°02'18"W	68.86'
L5	N83°30'34"W	65.22'
L6	N89°11'59"W	100.00'
L7	N23°45'20"W	112.00'
L8	N61°46'46"W	196.26'
L9	S1°25'10"W	130.00'
L10	S88°41'59"E	160.11'
L11	S71°57'10"E	85.98'
L12	N50°12'50"W	122.22'
L13	N37°29'14"E	160.10'
L14	N72°01'01"E	148.00'
L15	N755°17'30"W	119.62'
L16	N769°47'46"E	7.08'
L17	S77°43'28"W	24.67'
L18	S77°43'28"W	98.21'

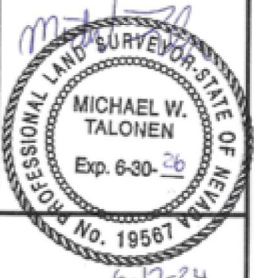


EXHIBIT "A"
APN 041-051-59
ZONE CHANGE
RENO, NEVADA

SCALE: 1"=250'
 DRAWN BY: MT
 6-17-24
 23096.00

MST Surveying
 SURVEYORS
 1506 Gallop Drive Reno, Nevada 89511
 (775) 544-7817 • (775) 677-8426 Fax • mstsurveying@broad.com

70RZA

Application to Washoe County for a:

Master Plan Amendment Regulatory Zone Amendment

Prepared by:



John F. Krmptic, AICP
KLS Planning & Design
201 W Liberty Street, Suite 300
Reno, NV 89501

Prepared for:

Marilyn York
70 Bear Mountain Place
Reno, NV 89519

May 8, 2024

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Appendix

Application Materials

WC Development Application	
Master Plan Amendment – Supplemental Information	
Regulatory Zone Amendment – Supplemental Information	
Property Owner Affidavit	
WC Fee Sheet	
WC Treasurer – Tax Payment Records	
WC Development Code Article 214 – Southwest Truckee Meadows Area Plan Regulations	

Project Request

This application contains two requests:

1. A **Master Plan Amendment** to change the Master Plan land use designation of a portion of the site from Rural (R) to Rural Residential (RR); and
2. A **Regulatory Zone Amendment** to change a portion of the site zoning from General Rural (GR) to High Density Residential (HDR).

The site is part of the Southwest Truckee Meadows (SWTM) Area Plan per the new Envision 2040 Master Plan. The noted requests are being driven to allow for the development of one single family lot.

Project Location

The site is located about 0.75 miles south of the intersection of Mayberry Drive and Plateau Road. It will be accessed from Bear Mountain Avenue, which connects to Plateau Road via Woodchuck Circle. The site includes one parcel, APN 041-051-59, and consists of 14.5 acres as shown in Figure 1 (below).



Figure 1 – Vicinity Map

Land Use and Zoning

The site is vacant with surrounding conditions that are bordering existing single-family land uses. Residential is adjacent on the north, south, east and west sides with a mix of HDR and LDS zoning and SR and RR land use, as seen in Figures 2 and 3 below.



Figure 2 – Existing Zoning



Figure 3 – Existing Land Use Designations



Figure 4 – Proposed Zoning Map



Figure 5 – Proposed Land Use Designations

Key Planning Issues

The following points are to identify the key issues to be addressed with staff and public review to approve this request:

- Land Use Compatibility – Surrounding land uses are primarily residential and Open Space. They are highly compatible with the density resulting from the proposed policy change. Abutting the north boundary is LDS and HDR zoning that defines the area as a suburban land use. This policy change will have no impact on compatibility as all resulting density will fall within the HDR limits as established.
- Density – There is a solid rationale that the land use change for a focused portion of the site is appropriate and consistent with 1-acre to 2.5-acre single family lotting that has been established in this area. This proposal is typical and appropriate in managing the land use and density discussions.
- Policy support for this use is noted in the attached Southwest Truckee Meadows Area Plan policies and will potentially affect other vacant GR parcels in the area plan. This will be vetted in the public process of this amendment request.
- Hillside – Our development concept is a solid fit to hillside development concepts by using only a small portion of the site and assigning the remaining constrained area to undisturbed area. This will limit further intensification of land and shows a clear boundary of the land that is suitable for development in the outlined “development area”.

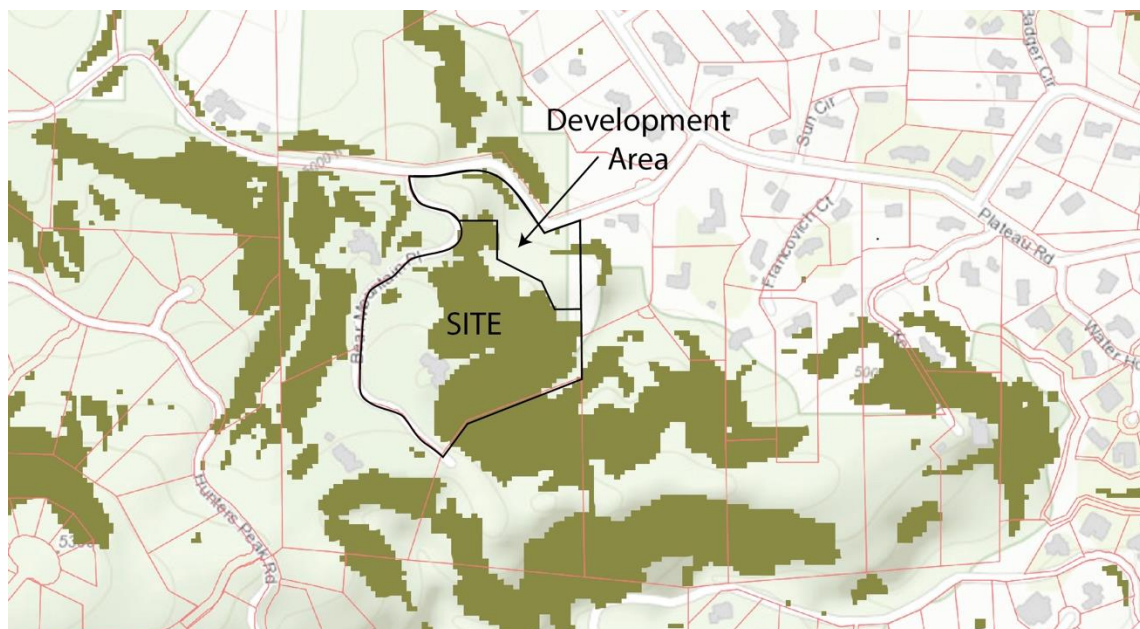


Figure 6 – Development Constraints Area (DCA) Map (TMRPA Product)

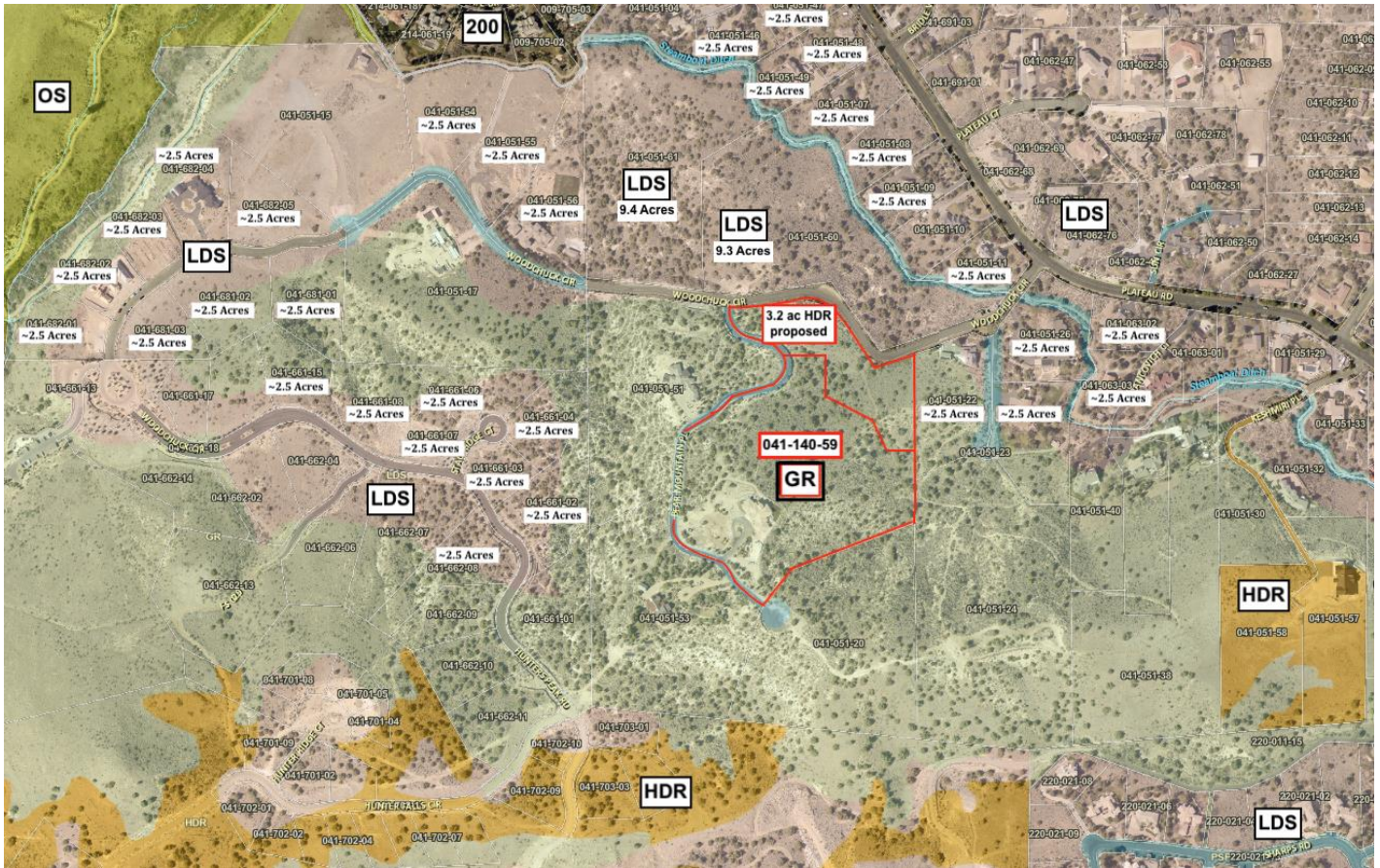


Figure 7 – Zoning Comparison

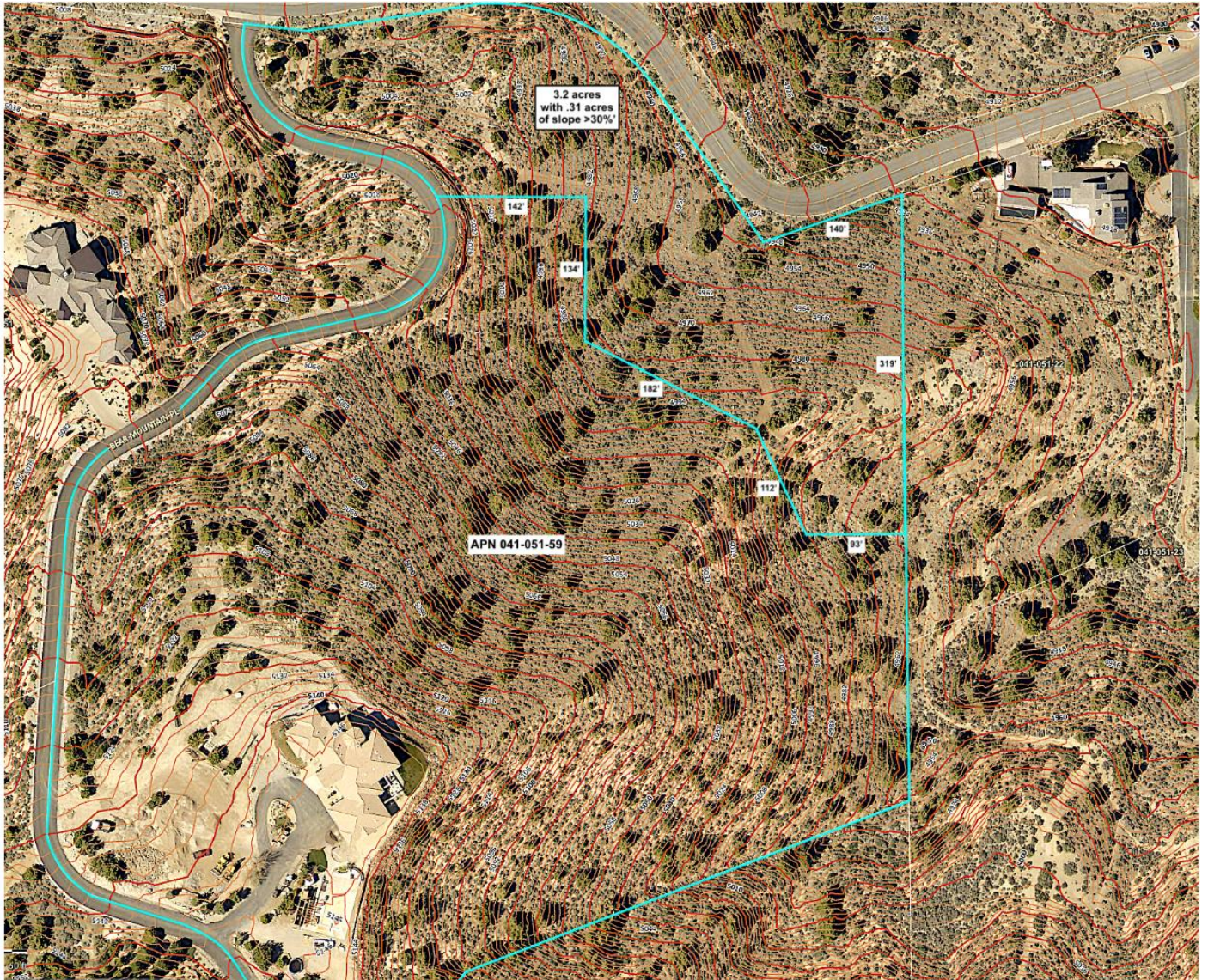


Figure 8 – Future Parcel

Master Plan Analysis (Table 4) from Envision 2040

MASTER PLAN LAND USE	INTENT	ALLOWED ZONING
<i>Open Space</i>	The Open Space Master Plan category is intended to create, preserve, and connect areas of natural, cultural, and scenic resources, including but not limited to, ridges, stream corridors, natural shoreline, scenic views, agricultural, or other land devoted exclusively to open space uses.	<ul style="list-style-type: none"> • Open Space • Public and Semi-Public Facilities • Parks and Recreation
<i>Rural</i>	The Rural Master Plan designation is intended for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses. A residential density of 1 dwelling unit per 40 acres is allowed within the Rural Master Plan designation.	<ul style="list-style-type: none"> • General Rural • General Rural Agriculture • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space
<i>Rural Residential</i>	The Rural Residential Master Plan designation is intended primarily for larger lot residential uses, small scale agricultural uses, natural resource conservation, and rural commerce, with allowed densities ranging from 1 dwelling unit per 40 acres up to 1 dwelling unit per 5 acres. <i>A density of one dwelling unit per 2.5 acres is allowed within the Rural Residential designation provided the property is within the Truckee Meadows Services Area, as amended.</i> Divisions of land and the provision of services outside the TMSA, as defined in the Truckee Meadows Regional Plan, must be consistent with the provisions of that plan.	<ul style="list-style-type: none"> • Low Density Rural • Medium Density Rural • <i>High Density Rural</i> • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space

<p><i>Suburban Residential</i></p>	<p>The intent of the Suburban Residential designation is to provide for a predominantly residential lifestyle with supporting mixed-use nonresidential and residential uses, including commercial, public and semi-public facilities; and parks and open space.</p> <p>A further goal of this group is to protect the stability of existing unincorporated neighborhoods and to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns. Developments proposed within the Suburban Residential designation should promote the development of walkable, mixed-use communities that meet the daily needs of residents, balance jobs and housing, offer a high quality of life, reduce the need for automobile trips, encourage the utilization of public transit and result in the creation of distinctive and attractive communities that create a strong sense of place.</p>	<ul style="list-style-type: none"> • Low Density Suburban • Low Density Suburban 2 • Medium Density Suburban • Medium Density Suburban 4 • High Density Suburban • Public and Semi-Public Facilities • Parks and Recreation • Specific Plan • Open Space
------------------------------------	--	---

Envision 2040: Southwest Truckee Meadow Area Plan Policies

PRIORITY PRINCIPLES & POLICIES

PH Principle 3. Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.

- Policy 3.2 Reduce regulatory barriers to the provision of affordable and workforce housing through methods including, but not limited to streamlining the development process or offering regulatory flexibility and/or financial incentives for affordable and attainable housing.

This satisfies this principle by adding another lot but not in what is considered “affordable” housing

PH Principle 5. Preserve and rehabilitate existing affordable and workforce housing.

- Policy 5.3 Prioritize preservation of existing affordable housing stock.

This principle is not applicable in this case.

RFC Principle 3. Facilitate land exchanges, acquisitions, and disposals that are in the public interest.

- Policy 3.2 Work with planning partners to develop funding sources and incentives for the acquisition, dedication, and maintenance of open space and sensitive lands.

This principle is not applicable to this request or eventual project.

NCR Principle 1. Maintain scenic resources within the County.

- Policy 1.1 Collaborate with all planning partners to identify and protect the region's significant visual gateways and viewsheds including ridge lines, buttes, mountains, and riparian corridors.

This principle has already been somewhat upheld by shifting the future home/building envelope location because of our community meeting. This was an issue about viewshed protection and maintaining a visual gateway.

NCR Principle 3. Protect key wildlife and vegetation resources.

- Policy 3.2 Protect sensitive and important lands through development techniques such as common open space, conservation easements, and voluntary limitation on development such as a transferable development rights program.

This principle will be satisfied and upheld by protecting the steeper parts of the site and leaving it in a native state. Also, the intent of the future lot area will include voluntary limits on grading and minimizing the building envelope and improved yard area.

AR Principle 3. Mitigate the impacts of climate change on residents.

- Policy 3.4 Encourage development of alternative and renewable energy generation and infrastructure, including but not limited to solar, wind, and geothermal to benefit the community/county.

This principle is not applicable at this time but may be satisfied with the eventual project by way of adding solar energy sources.

TR Principle 2. Provide an efficient transportation network through coordinated operations, system management, technology, and targeted investments.

- Policy 2.3 Facilitate the proactive maintenance and construction of roadways and pedestrian ways to ensure high-quality, safe travel.
- Policy 2.4 Employ Transportation System Management (TSM) strategies such as minor widening, improved channelization, improved signage, traffic signals, and other low-cost mitigation measures.

This principle is not applicable to this request or eventual project.

TR Principle 3. Prioritize multi-modal transportation to support healthy communities.

- Policy 3.3 Prioritize development of alternative modes of transportation before expanding the roadway network.

This principle is not applicable to this request or eventual project.

PFS Principle 3. Provide adequate service to developments and maintain a communicative, transparent planning process.

- Policy 3.1 Identify barriers to service delivery goals to meet Washoe County’s minimum service standards for potable water, wastewater, storm water and flood, schools, and transportation as depicted in the Regional Plan List of Facilities and Service Standards.

This principle is not applicable to this request or eventual project.

WC Envision 2040 Land Use Element

PRIORITY PRINCIPLES & POLICIES

LU Principle 2. Tier land use decisions from the Regional Land Designations and the Priority Hierarchy for development as described in the Regional Plan.

- 2.1. Regularly review the Master Plan Land Use Map to maintain consistency with the Regional Plan and meet community needs and update as necessary.
- 2.2. Align future rezoning and development proposals with the Master Plan Land Use Map and Master Plan policies.
- 2.3. Allow flexibility in development proposals when appropriate to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning to meet multiple County principles and policies.

This proposed change works toward satisfying Principle 2.2 and 2.3 in aligning zoning with the master plan and using site sensitive criteria in defining a future building envelope.

LU Principle 3. Support development that respects natural resources.

- 3.1 Collaborate with other agencies to develop methods for assessing all developments individually and cumulatively for potential impact upon the natural resources of Washoe County.
- 3.2 Promote landscaping that is consistent with best practices for resource sustainability, habitat preservation and enhancement, and natural hazard resilience.
- 3.3 Incentivize residential cluster and common open space developments as an alternative to conventional subdivision development where clustering will achieve permanent protection of open space or valued natural resources.
- 3.4 Support individual property owner’s efforts to designate conservation easements on their land.

This proposed change works toward satisfying Principle 3.1 and 3.2 by managing natural resources and with the intended landscaping of the site with most being left native. Principle 3.3 and 3.4 are not applicable in this case.

LU Principle 4. Design communities and neighborhoods to create a strong sense of place.

- 4.1 Encourage design of industrial, commercial, and multifamily uses to contribute to the community’s sense of place rather than detract from it.

-
- 4.2 Where needed, expand existing public facility links such as trails, paths, open space, and streets to create connectivity between communities and neighborhoods.
 - 4.3 Support visual improvements to enhance community gateways.
 - 4.4 Encourage design of commercial centers to accommodate a range of uses over time.
 - 4.5 Assess the feasibility of implementing form-based codes and other sustainable design practices.
 - 4.6 Encourage design of new developments to accommodate the needs of all users, including young, aging, disabled and special needs populations.
 - 4.7 Create a safe, high-quality pedestrian-oriented street environment that is visually interesting, comprehensive, and varied.
 - 4.8 Designate land for urban farms and community gardens to allow community connections from growing and consuming local food.
 - 4.9 Identify and pursue opportunities to reduce the extent of food deserts

Most of the Principles in this section are not applicable given the nature of the request. The neighborhood and area is established. The lot resulting from this effort will not influence street character or other noted items such as form based codes, age differences and preferences, ped oriented streets, urban farms/community gardens and food deserts.

LU Principle 5. Maintain the rural character of communities in the Rural Area.

- 5.1 Maintain large lot sizes outside of the TMSA and prohibit land use changes that would result in a parcel less than 5 acres in size.
- 5.2 Limit growth in the Rural Area (RA) to no more than 2% of the Region's 20-year residential growth.
- 5.3 Consider the feasibility of establishing Rural Development Areas when necessary to preserve open space or protect natural resources.
- 5.4 Engage with the residents of the Freestanding Communities (Gerlach, Empire, Wadsworth) to ensure development is consistent with communities' unique needs.
- 5.5 Preserve and promote the rural communities and rural area's natural, historical, scenic, and recreational resources to residents and visitors.
- 5.6 Promote economic vitality for rural residents through the support of opportunities for a rural lifestyle without degrading the environment.
- 5.7 Strengthen access to sufficient water rights to support anticipated needs of urban agriculture.

Principle LU 5 is partially addressed because the site is designated Rural in the MP although not a Rural Community. Some Sub Principles do not apply, which include 5.1, 5.2, and 5.3, 5.4 and 5.7. Principles 5.5 and 5.6 are supported by way of promoting the natural and scenic resources with this request and supporting the rural lifestyle without degrading the environment.

LU Principle 6. Direct Development into the TMSA.

- 6.1 Invest in infrastructure and services where required for health and safety reasons.
- 6.2 Promote compatible mixed-use and infill development patterns within the TMSA.
- 6.3 Strengthen existing neighborhoods and promote infill development through:
 - Revitalizing older neighborhoods to promote long-term stability.
 - Incentivizing commercial revitalization.

- Promotion of funding resources such as the Nevada Brownfields Program.
 - Creation of density bonuses and other innovative development tools to encourage infill in targeted areas.
 - Transition of existing vacant or blighted county lands to urban agriculture.
- 6.4 South of T26N, locate schools with a projected population of 300 or more full-time students throughout any part of the calendar year within the TMSA.

This Principle is fundamentally satisfied in that the site is located in Washoe County TMSA (See Figure 9 below). Some of the sub principles do not apply such as 6.1, and 6.4. Principles 6.2 and 6.3 are being supported because this is a form of infill development.

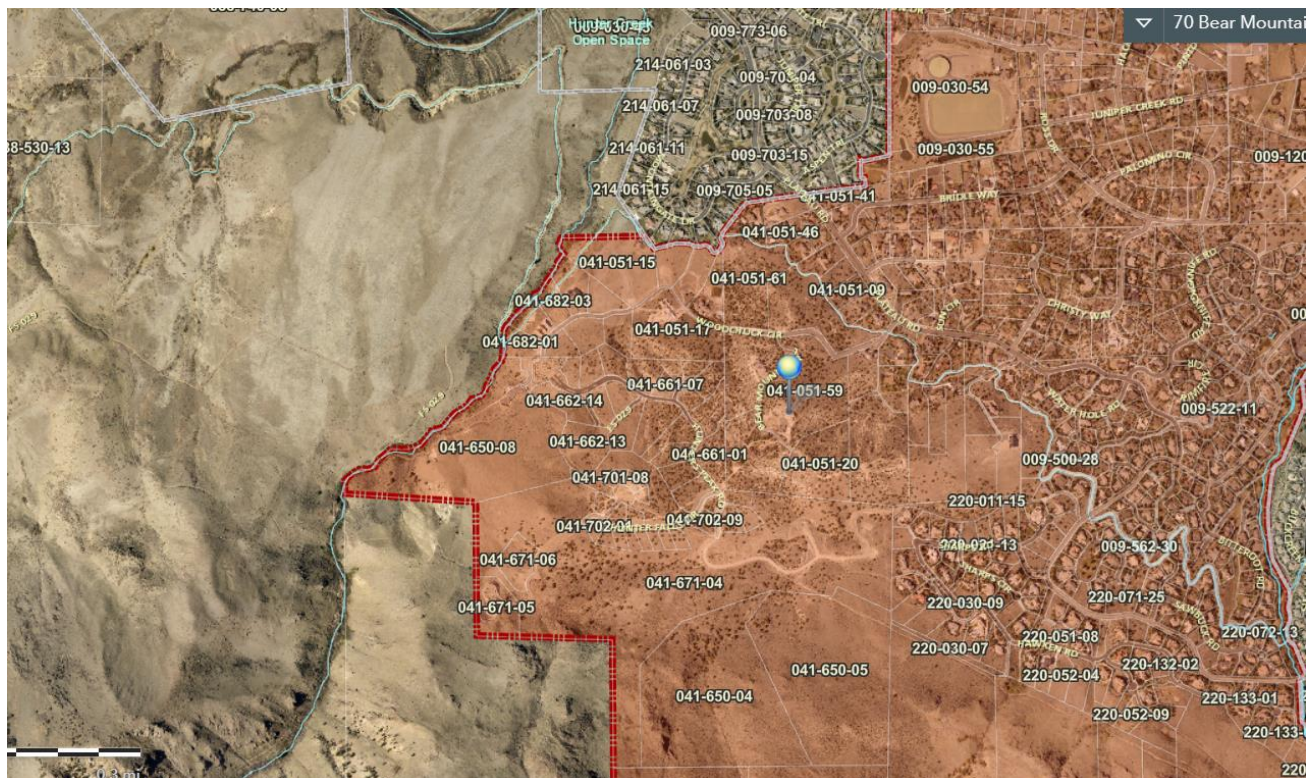


Figure 9 – TMSA Overlay of the Site

Master Plan Amendment Findings

Findings. When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

- (1) **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the supplemental information document.

- (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.

The proposed regulatory zones are permitted in the site's Rural Residential proposed in the master plan. The proposed land use has been established for adjacent sites, showing a high level of compatibility. There is no conceivable detriment to 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.

The site's surrounding conditions have evolved to include HDS and LDS zoning. This created the opportunity for this land to be utilized in a similar nature with a low density residential unit restricted to the flattest portion of the site in proximity to the new development.

- (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.

All facilities are planned to extend from existing lines in Woodchuck Road and any improvements will be designed to accommodate the RR 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.

The proposed development's design is based on the surrounding's land pattern of growth that has recently been approved by Washoe County in the Envision 2040 effort.

- (6) **Effect on a Military Installation.** The proposed amendment will not affect the location, purpose and mission of the military installation.

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

Regulatory Zone Amendment Findings

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 actions of the Master Plan.

The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the supplemental information document.

- (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.

The proposed regulatory zone is permitted in the proposed Rural Residential designation for land use. The proposed zoning has been established for adjacent sites, making it highly compatible. There is no conceivable detriment to 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.

The site's surrounding conditions have evolved over time to include new residential development approved adjacent to the north of the site at higher density (LDS primarily). This created the opportunity for this land to be utilized in a similar nature with a low density residential lots restricted to the flatter portion of the site near and adjacent to the existing development.

- (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.

All facilities are planned to extend from existing lines in Woodchuck Road and any improvements will be designed to accommodate the HDR zoning designation.

- (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.

There is no foreseeable adverse effect on the policies and actions of the Washoe County Master Plan due to this proposed amendment.

- (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.

The proposed development's design is based on the surrounding's land pattern of growth and the new land use policies and elements of the recently approved 2040 Plan by Washoe County.

- (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.

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

Appendix

Application Materials

WC Development Application

Master Plan Amendment – Supplemental Information

Regulatory Zone Amendment – Supplemental Information

Property Owner Affidavit

WC Fee Sheet

WC Treasurer – Tax Payment Records

WC Development Code Article 214 – Southwest Truckee Meadows Area Plan Regulations

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 8th of each month. If the 8th 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 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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
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)?

70 Bear Mountain Pl, Reno, NV 89519, at corner of Bear Mountain Place and Woodchuck Circle, Reno NV 89519.

- 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

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

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

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

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.

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 type="checkbox"/> No
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6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

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

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

- 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):

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- 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.

--

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

- a. System Type:

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

- 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 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.

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

- a. System Type:

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

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

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

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

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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

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

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



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

Telephone: 775.328.6100

Master Plan Amendment

Washoe County Code (WCC) Chapter 110, Article 820, Amendment of the Master Plan, provides the method for amending the Master Plan, including requests to change a master plan designation affecting a parcel of land or a portion of a parcel. A Master Plan 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 110.820, for further information.

Development Application Submittal Requirements

Applications are accepted on the 8th of January, May, and September. If the 8th 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 or by phone at 775-328-6100 to discuss requirements.
6. **Application Materials:** The completed Master Plan Amendment Application materials.
7. **Traffic Impact Report:** Traffic impact reports are required whenever the proposed amendment will create the potential to generate 80 or more weekday peak hour trips as determined using the latest edition of the Institute of Transportation Engineers (ITE) trip generation rates or other such sources, as may be acceptable by Washoe County Engineering. Projects with less than 200 peak hour trips may not need to perform an impact analysis for future years. Traffic consultants are encouraged to contact Engineering staff prior to preparing a traffic impact report.
8. **Application Map Specifications:** If this request involves a change to a map within the Master Plan, provide a 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.
9. **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 master plan amendment. 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 Master Plan Amendment Application.
10. **Digital File:** If this request involves a change to a map within the Master Plan, the applicant must provide an electronic file representing the scale, location, and size (in acres) of the proposed Master Plan changes. The file shall match any exhibits and/or acreage information contained within the original paper application. Preferred file format will be compatible with ESRI Geographic Information System (GIS) software technology (AutoCAD files are acceptable but should only include the polygon

layer information necessary to determine the location and size of the proposed land use change request). The data provided will be used by staff to create a “side-by-side” comparison map of existing and proposed land use and will also be the basis for official changes to the Washoe County land use database should the request be approved. The data may also be used for three dimensional (3D) modeling of the request during the permit review and public hearing process.

11. **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.
- (vi) **Master Plan Amendments that propose a change to the Vision or Character Statement or any of their associated goals and/or policies of an Area Plan may require a series of community visioning workshops with the applicable Citizen Advisory Board(s). Please see the Plan Maintenance section of the subject Area Plan for more information.**

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.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans and/or specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide an explanation to all questions; attach additional sheets if necessary.

1. What is the Master Plan amendment being requested at this time?

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

70 Bear Mountain Pl, Reno, NV 89519, corner of Bear Mountain Place and Woodchuck Circle, Reno NV 89519.

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

Assessor's Parcel Number	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres

c. What are the adopted land use designations of adjacent parcels?

North	
South	
East	
West	

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.).

5. 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.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

a. Is property located in the 100-year floodplain? (If yes, attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering & Capital Projects Division.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

b. Does property contain wetlands? (If yes, attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

- c. Does the property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, submit the slope analysis requirements as contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

<input type="checkbox"/> Yes	<input type="checkbox"/> No
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Explanation:

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. 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
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If yes, please identify the following quantities and documentation numbers relative to the water rights. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources).

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

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

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

- a. System Type:

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

- 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. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

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

- 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. If a public facility is proposed and is currently 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.

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

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

Yes No

13. Community Services (provided and nearest facility):

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

14. Describe how the proposed amendment fosters, promotes, or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan.

a. Population Element:

b. Conservation Element:

c. Housing Element:

d. Land Use and Transportation Element:

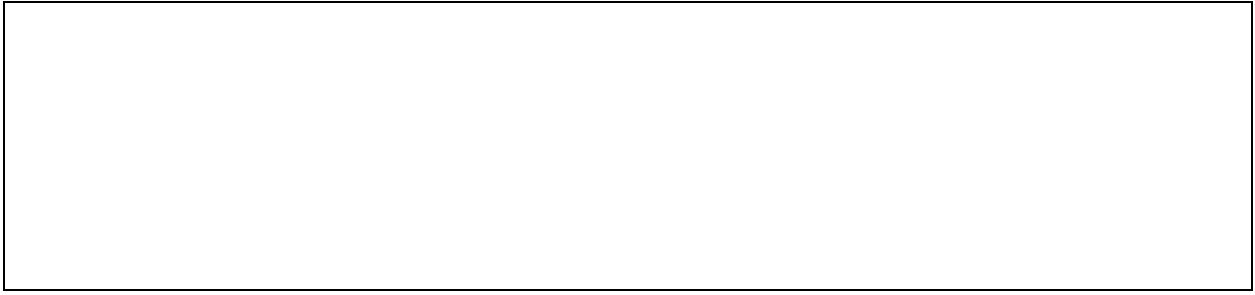
e. Public Services and Facilities Element:

f. Adopted area plan(s):

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

Applicant Comments

This page can be used by the applicant to support the master plan amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)



Article 214

SOUTHWEST TRUCKEE MEADOWS AREA

Sections:

110.214.00	Purpose
110.214.05	Mt. Rose Highway Scenic Roadway Corridor Standards
110.214.10	Height Restrictions
110.214.15	Industrial Development

Section 110.214.00 Purpose. The purpose of this article, Article 214, Southwest Truckee Meadows Area, is to set forth special regulations to supplement the general regulations set forth in Article 202, Area Plan General Regulations, and to implement the Southwest Truckee Meadows Area Plan contained in Volume Two of the Master Plan and the other applicable plan elements contained in Volume One of the Master Plan.

[Amended by Ord. 1447, provisions eff. 9/9/10.]

Section 110.214.05 Mt. Rose Highway Scenic Roadway Corridor Standards. The purpose of this section, Mt. Rose Highway Scenic Roadway Corridor Standards, is to establish regulations to develop, preserve and protect the inherent aesthetic quality of this scenic roadway.

- (a) **Applicability.** The Mt. Rose Highway scenic roadway corridor extends from the intersection with South Virginia Street to the jurisdictional line of the Tahoe Regional Planning Agency.
- (1) All new residential, civic, commercial, industrial and agricultural use types established within five hundred (500) feet of the centerline of Mt. Rose Highway shall comply with this section. No variance to this boundary, pursuant to Article 804, Variances, shall be processed or approved.
- (2) The following use types are exempt from the provisions of this section:
- (i) Construction, enlargement and use of any single family, detached, residence, and all related accessory uses (e.g. garages, barns, corrals, storage sheds) on a parcel entitled to one dwelling unit legally recorded as of April 1, 1996.
- (ii) All existing tentative maps and phased final maps, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.
- (iii) All projects with an approved special use permit, design standards handbook and/or development agreement, currently active (not expired) and having obtained approval prior to April 1, 1996 are exempt from the provisions of this section.

- (b) Building Height. The maximum allowable height of buildings and structures shall be thirty-five (35) feet. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.
- (c) Setback. A minimum setback of thirty (30) feet shall be provided along any property line adjoining the Mt. Rose Highway.
 - (1) Structures shall not be permitted within the setback area. A freestanding sign is not considered a structure.
- (d) Parking and Loading. Parking and loading shall be in conformance with Article 410, Parking and Loading, and Article 412, Landscaping, and the following provisions:
 - (1) Adjacent to the Mt. Rose Highway, all uses proposing one hundred (100) or more parking spaces, parking areas between the right-of-way property line and the main structure shall be limited in size to fifty (50) parking spaces, resulting in a series of smaller parking courts. Parking courts shall be separated by a minimum width of five (5) feet of landscaped area, excluding access drive lanes.
 - (2) Adjacent to the Mt. Rose Highway, all surface parking areas between the right-of-way property line and the main structure shall provide adequate landscaping material (e.g. shrubs and trees) so as to provide a minimum of fifty (50) percent screening within five (5) years of planting to visually screen parked vehicles. Landscaping material placement and mature height shall be considered to protect distant views, where appropriate.
 - (3) Adjacent to the Mt. Rose Highway, all delivery bays, loading docks, roll-up doors, trash enclosures, heating and ventilation equipment and other accessory equipment shall be located in such a manner as not to be visible from the Mt. Rose Highway, or shall be fully screened pursuant to Article 412, Landscaping, and provisions of this section.
 - (4) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (e) Access. Access onto Mt. Rose Highway shall be in conformance with Nevada Department of Transportation regulations, Washoe County Development Code Article 436, Street Design Standards, and the following provisions:
 - (1) Access to any development shall be restricted to one (1) point for each property or two (2) points provided they are at least two hundred (200) feet apart.
 - (2) If a two-way, divided driveway is proposed, it shall be considered as one (1) access point.

- (f) Fences, Walls and Berms. Fences, walls and berms shall be in conformance with Article 406, Building Placement Standards, and Article 412, Landscaping, and the following provisions:
- (1) Within the setback area, solid fences, walls or berms shall be permitted provided they do not exceed four-and-one-half (4.5) feet in overall height. Fences and walls shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Berms shall be constructed of soil suitable for planting landscaping. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
 - (2) Outside the setback area, fences and walls shall not exceed six (6) feet in height and shall be constructed of wood, masonry, stone, decorative concrete block, or other textured surfaces. Untextured cinder block walls and chain-link or cyclone fences are prohibited on parcels adjacent to the Mt. Rose Highway between the right-of-way property line and the main structure.
 - (3) Multiple retaining walls shall be separated horizontally by a distance equal to at least the height of the lower retaining wall.
 - (4) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
 - (5) Compliance with the minimum provisions of this section shall occur within the confines of the boundaries of the affected parcel(s) and shall not be satisfied by the use of public right-of-way.
- (g) Sign. All development shall comply with the following outdoor sign design standards. No variance to these sign standards, pursuant to Article 804, Variances, shall be processed or approved.
- (1) Neon signage shall be prohibited.
 - (2) Sign structures (e.g. supports, poles, sign boxes, etc.) shall be covered and trimmed with wood and/or stone materials.
 - (3) Illumination, if any, shall be of diffused light that is stationary and of constant intensity.
 - (4) Exterior sign illumination sources shall be shielded from view.
 - (5) Street-front signs shall be a monument style with a maximum height of ten (10) feet and a maximum surface area per side of sixty (60) square feet.
 - (6) Exterior signage design for individual businesses within a building or a shopping complex shall be consistent.
 - (7) Only one (1) freestanding sign is allowed per project within the boundary of the Mt. Rose Highway scenic roadway corridor.

- (8) Temporary Project Sales Signs must be located on-site with a maximum height of eight (8) feet and a maximum surface area per side of fifty (50) square feet. Temporary Project Sales Signs shall not be mobile or portable, or be mounted on any type of vehicle or trailer.

- (h) Architecture. The architectural design standards of this section shall apply to civic type uses, commercial type uses and multiple family type uses.
 - (1) The exterior siding and finishing shall be of wood, stone or stucco.
 - (2) The use of color shall be limited to earth tones so that the color blends in with natural surroundings.
 - (3) Roofs shall be of fire resistant materials and earth tone in color. Shiny metal roofs shall be prohibited.

- (i) Electrical Transmission Lines. Transmission lines of up to 100 kilovolt that parallel the Mt. Rose Highway and new electrical distribution lines of up to 200 amperes shall be placed underground.

[Amended by Ord. 875, provisions eff. 8/3/93. Renamed from "Mt. Rose Highway" and amended by Ord. 942, provisions eff. 4-1-96.]

Section 110.214.10 Height Restrictions. In addition to height restrictions established in Article 402, Density/Intensity Standards, and Article 406, Building Placement Standards, all new commercial structures in commercial or residential regulatory zones are limited to two stories in height, not to exceed thirty-five (35) feet in height. If the underlying building pad has a slope in excess of fifteen (15) percent, an additional six (6) feet shall be added to the thirty-five (35) foot maximum. The Uniform Building Code (UBC), as currently enacted, shall be used as the measuring standard. Those structures and uses identified in Section 110.402.10, Heights, Special Provisions, are not subject to this section.

[Amended by Ord. 875, provisions eff. 8/3/93; Ord. 942, provisions eff. 4-1-96.]

Section 110.214.15 Industrial Development. Within the Southwest Truckee Meadows planning area, new long-term industrial development shall only be located within the Specific Plan Regulatory Zone.

[Amended by Ord. 875, provisions eff. 8/3/93.]