

Washoe County Planning Commission



**COMMUNITY
SERVICES DEPARTMENT**

WRZA24-0007 (Galena Creek School)

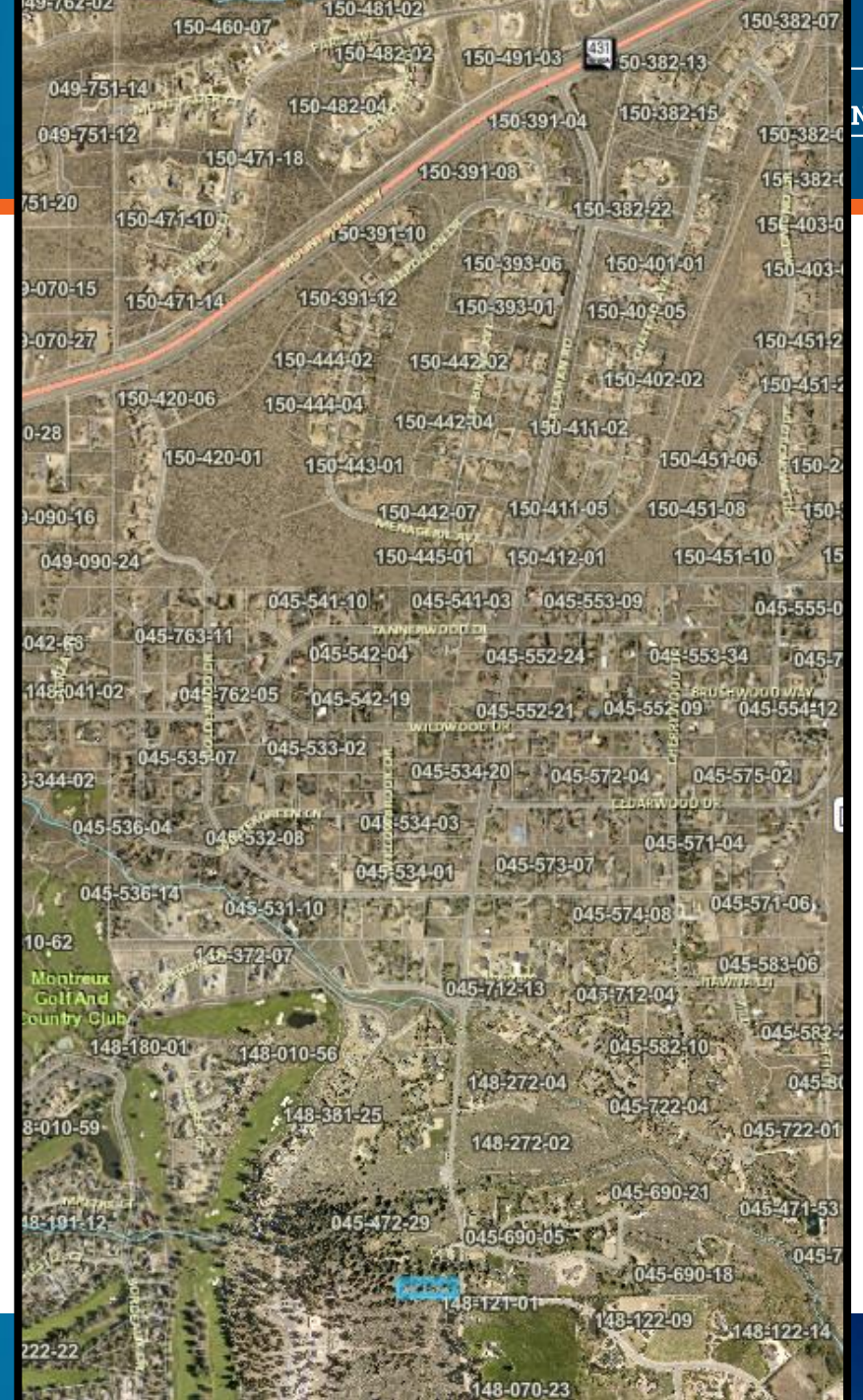
January 7, 2025

Request

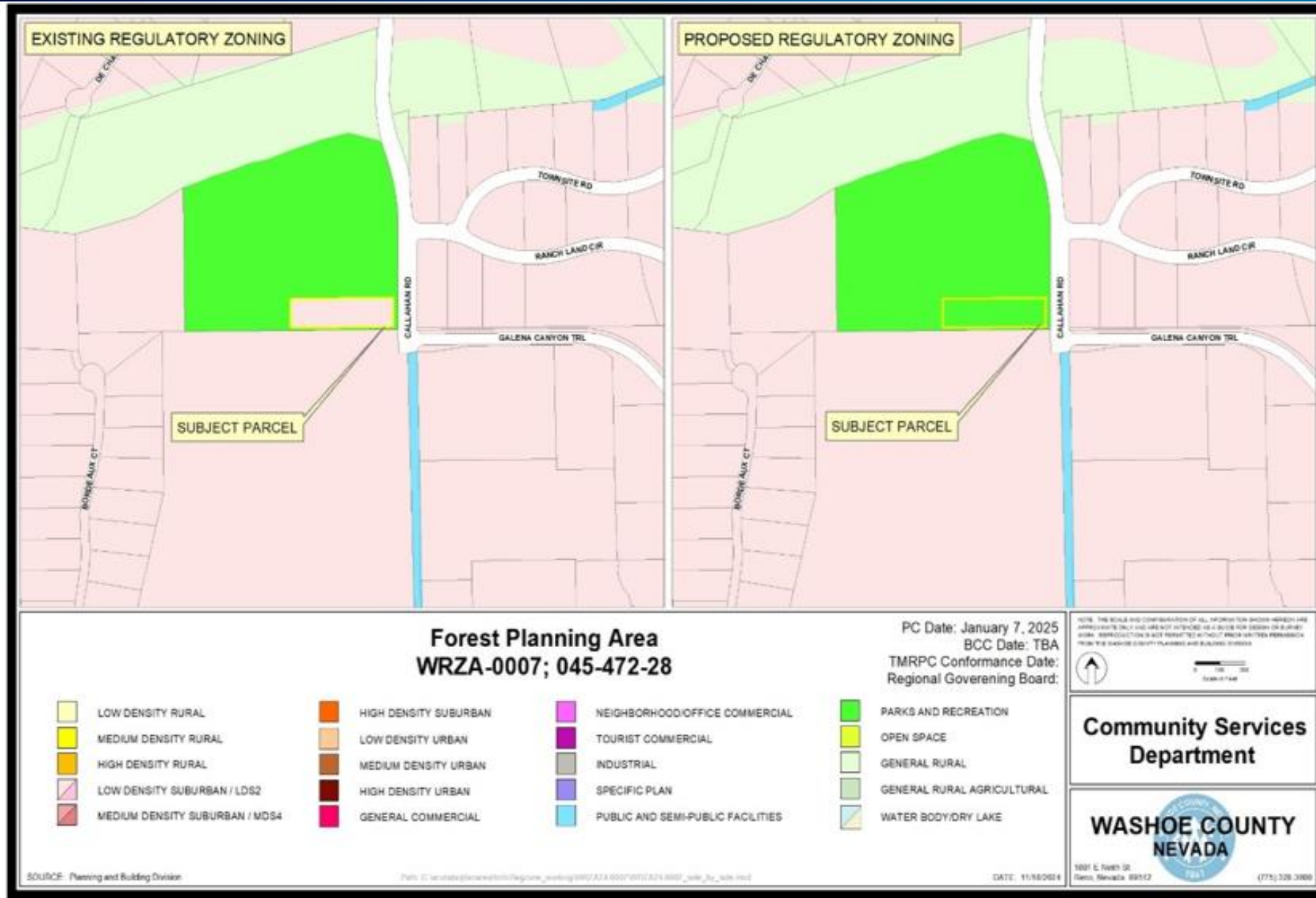


The Request is to adopt to approve a regulatory zone amendment to the Forest Regulatory Zone Map to change the regulatory zone for a 1-acre parcel (APN: 045-472-28) from Low Density Suburban (LDS- 1 du/acre) to Parks/Recreation (PR)

Vicinity Map



RZA Request



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

Historic Background



- The historic Galena Creek Schoolhouse is located on the parcel and is adjacent to the 25-acre Phillip & Annie Callahan Washoe County Park.
- The school has been on the National Register of Historic Places since 2011. There have been possibly up to three schoolhouses on the site.
- The schools were built for the town of Galena, which thrived in the 1860's as a timber town, supplying timber to Virginia City for the mines.
- The rocks to build the school came from the area and a stonemason from the Works Progress Administration (WPA) built the school, which opened in 1940 and was used until 1959.



Change of Conditions

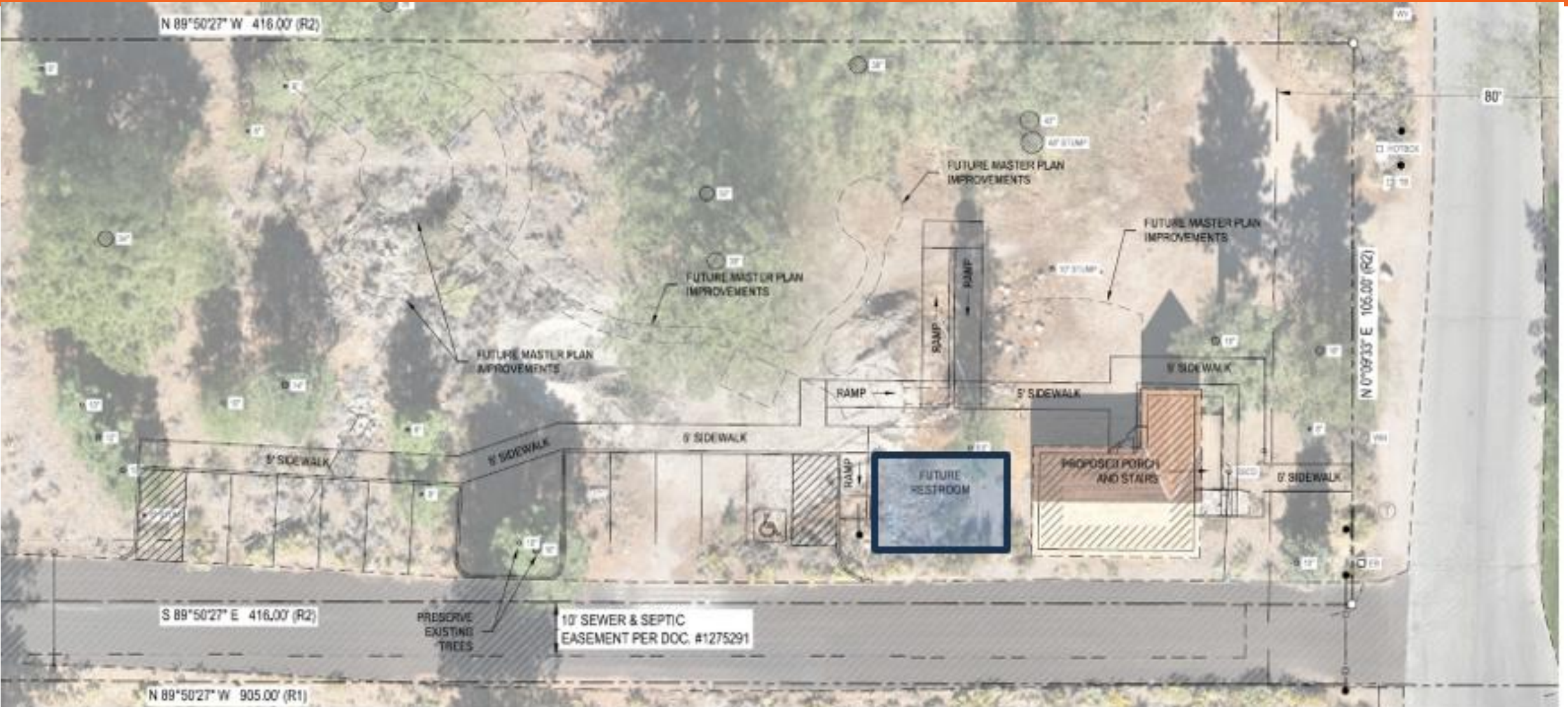


- Parks is requesting this regulatory zone amendment to better reflect the type of activities planned for the site in the future.
- The PR regulatory zone expands the possible uses for the site, allowing both active and passive recreation activities and uses.
- The Washoe County Parks staff states that the building “acts as an extension of the Callahan Park property” and that “rezoning for the Galena School House parcel from LDS to PR makes it consistent with adjacent land uses and would allow for passive recreation to occur on site.”
- The LDS regulatory zone primarily allows residential uses, and there are currently no residential uses on the site.
- Previously the schoolhouse had been used as a residence in the 1970’s.

Change of Conditions

- The constructed schoolhouse will be used for docent/ranger led educational events, as an interpretative center and will be reservable for small gatherings or groups.
- A classroom is planned for 10-12 people on the north side of the building.
- On the east and north side of the building, patio areas will be constructed for 15-20 people to gather.
- The schoolhouse building is being restored and recently received a Commission for Cultural Centers and Historic Preservation (CCCHP) grant.
- Phase 1 of the restoration was completed in August 2024 and Phase 2 of the restoration is anticipated to be completed by February 2025.
- The site has access to power and municipal water however, there is no sewer service and Parks is planning to construct a restroom with vaulted toilet.

Site Plan



Neighborhood Meetings & Public Comment



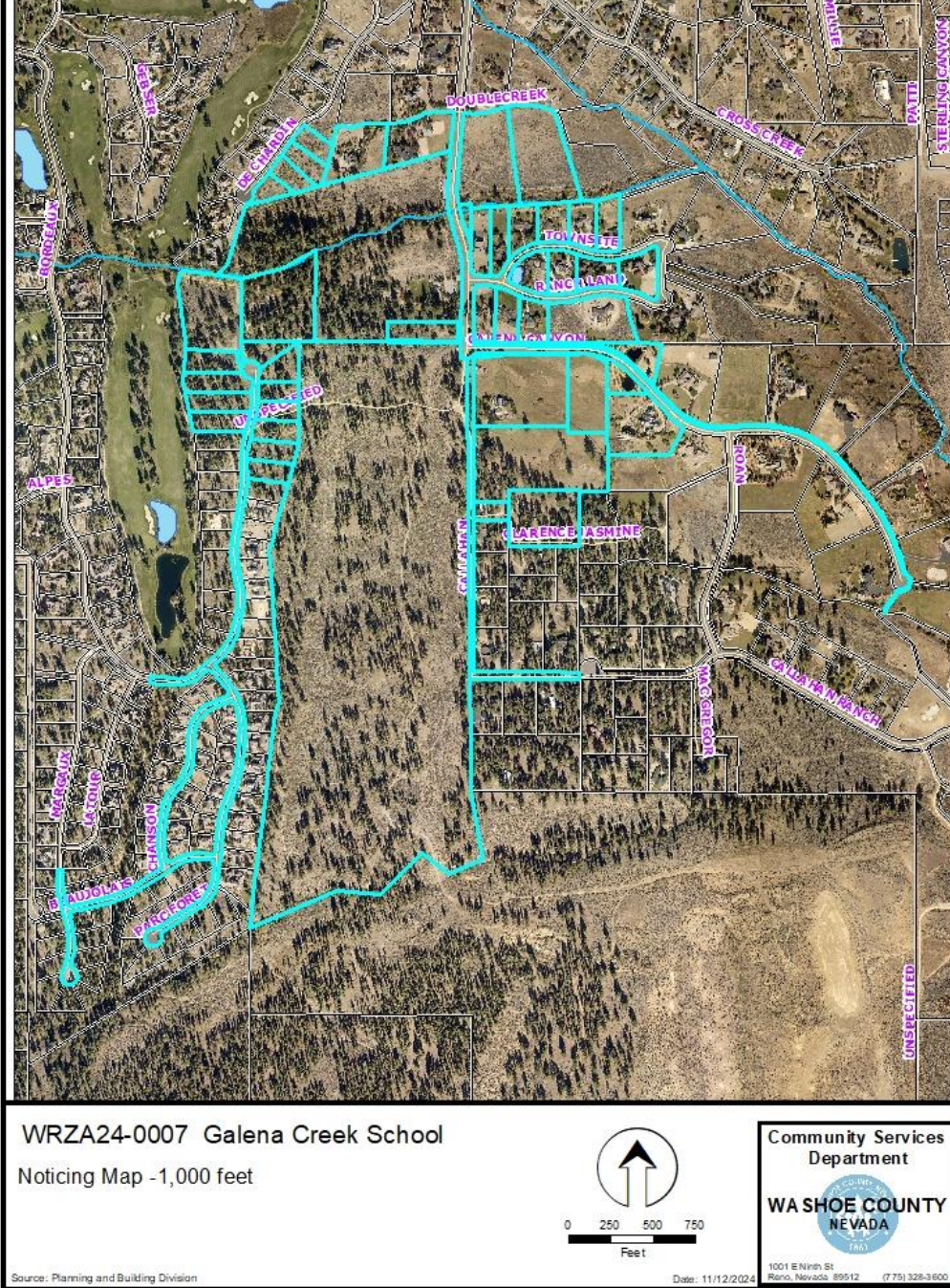
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- A neighborhood meeting was held on October 16, 2024, at 6:30 pm at the South Valleys Library, with 2 attendees.
- The attendees had no concerns about the rezone and were positive about the restoration to the schoolhouse.
- The attendees did have overall questions and concerns about development in the area.
- Staff has received no phone calls or emails.

Noticing

- Property owners within 1,000 feet of the site were noticed and 39 notices were sent out.
- A legal ad was placed in the Reno Gazette Journal 10 days before the public hearing date.

Village



Reviewing Agencies & Findings



- Various agencies reviewed the application, their comments are included in the staff report (Exhibit B).
- Staff can make all the findings as explained in the staff report.

Possible Motions



- Possible motions can be found in the staff report

Thank you

Julee Olander, Planner
Washoe County CSD – Planning Division
jolander@washoecounty.gov
775-328-3627



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