



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE: November 9, 2021**

**DATE:** September 29, 2021

**TO:** Board of County Commissioners

**FROM:** Dan Cahalane, Planning and Building Division,  
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**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning &  
Building, Community Services Department, 328-3619,  
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**SUBJECT:** Public Hearing: Possible adoption of a resolution adopting Master Plan Amendment Case Number WMPA21-0005 (North Valleys Character Management Area (CMA) Mapping) to adopt amendments to the Washoe County Master Plan, North Valleys Area Plan, Appendix A- Character Management Plan Map to remove the North Valleys Rural Character Management Area (RCMA) from 251 of 421 affected parcels as listed in Attachment A- Noticing Map, in order to correct non-conforming regulatory zones, exempting the parcels within the Horizon Hills Subdivision. Of the 251 parcels which are the subject of this request, 98 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 parcels in the vicinity are almost completely surrounded by the City of Reno.

If approved, authorize the Chair to sign the resolution to that effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities. (Commission District 5.)

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### **SUMMARY**

If adopted, this master plan amendment would amend the Washoe County Master Plan, North Valleys Area Plan, Appendix A- Character Management Plan Map, for the purpose of removing 253 of 421 affected parcels from the North Valleys Rural Character Management Area (RCMA) in order to correct non-conforming regulatory zones on those parcels. The Planning Commission was presented with two viable options related to this requested master plan amendment. Option 1 was to remove the RCMA from all of the 421 parcels with non-conforming regulatory zones in this vicinity, 268 of which were formally in the Reno-Stead Corridor Joint Plan area and 153 of which are almost completely surrounded by the City of Reno. Option 2 was to remove the RCMA from 253 affected parcels in the vicinity (exempting parcels within the Horizon Hills

**AGENDA ITEM # \_\_\_\_\_**

subdivision), 98 of which were formally in the Reno-Stead Corridor Joint Plan area and 153 of which are almost completely surrounded by the City of Reno. The Planning Commission decided to proceed with Option 2 based on feedback from the community and the location of the subdivision in Tier 3 Region Land Designations. This designation limits density to the existing Master Plan Category density.

If approved, the Board must authorize the chair to sign a resolution to this effect. Any approval is subject to a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

### **PREVIOUS ACTION**

On September 7, 2021, the Washoe County Planning Commission heard the master plan amendment with staff recommendations for either:

- Option 1: Remove the Rural Character Management Area (RCMA) from all 421 affected parcels; or
- Option 2: Remove the RCMA from 253 of the 421 affect parcels, exempting all parcels within the Horizon Hills Subdivision.

The Planning Commission unanimously approved a resolution for Option 2. *See* Attachment D, Planning Commission Staff Report p. 12 [detailing pros and cons of various options]; pp. 12-15 [analyzing applicable master plan and area plan policies with various options].

Prior to the September 7, 2021, Planning Commission meeting, staff held a series of three neighborhood meetings to receive citizen feedback in order to craft the policy options provided to the Planning Commission. The three meetings resulted in an understanding that the public was supportive of the removal of the RCMA from all affected parcels except parcels within the Horizon Hills Subdivision. The three meetings were held as follows:

- August 9, 2021, a neighborhood meeting was held in person at the North Valleys Community center.
- August 4, 2021, a neighborhood meeting was held electronically through Zoom, specifically to discuss this application.
- July 28, 2021, a neighborhood meeting was held electronically through Zoom, specifically to discuss this application.  
*See* Attachment D, pp. 10-11 for a more detailed discussion of the feedback from these neighborhood meetings.

### **BACKGROUND**

In 1996, the Truckee Meadows Regional Planning Commission (TMRPC) created the Reno-Stead Corridor Joint Plan (RSCJP) as a joint planning area and required that it be consistent with the 1996 Truckee Meadows Regional Plan (TMRP). However, the RSCJP was removed from the 2019 TMRP.

Since the TMRP no longer designated the area as a joint planning area, there was no longer a need for the RSCJP. Thus, in early 2020, Washoe County initiated a master plan

amendment (WMPA19-0009) and regulatory zone amendment (WRZA19-0009) to amend the North Valleys Area Plan and North Valleys Regulatory Zone Map to remove the RSCJP and change all RSCJP land use designations to equivalent Washoe County master plan and regulatory zoning categories. On February 4, 2020, the Washoe County Planning Commission approved the removal of the RSCJP and on April 28, 2020, the BCC affirmed the Planning Commission's decision.

Following the removal of the of the RSCJP, staff discovered that the North Valleys Rural Character Management Area (RCMA) was mapped by default for all areas within the RSCJP due to a technical oversight. The current Geographic Information Systems (GIS) maps for the North Valleys Area Plan identifies 4 Suburban Character Management areas as distinctly mapped entities (shapefiles<sup>1</sup>)– Silver Hills SCMA, Silver Knolls SCMA, Lemmon Valley SCMA, and Golden Valley SCMA. The North Valleys Rural Character Management Area is derived as all remaining parcels within the unincorporated County's jurisdiction but outside the SCMAs within the North Valleys Area Plan. The North Valleys RCMA is *not a distinctly mapped entity* (shapefile).<sup>2</sup>

Accordingly, all 268 parcels in the former RSCJP area defaulted into the RCMA. This created regulatory zone non-conformances on the majority of those 268 parcels because the RCMA only allows five regulatory zones. Staff also discovered that there were an additional 153 neighboring parcels with similar legal non-conformances as these areas were not allocated to a SCMA with legal conforming allowable regulatory zones.

Of the 421 affected parcels, there are 14 parcels that are currently fully in conformance and 9 parcels that are partially legally conforming. Staff decided to tackle the remaining 398 legal non-conforming parcels in a comprehensive manner in order to ensure consistency between similarly situated parcels in the vicinity of the former Reno-Stead Joint Corridor Plan. This process involved a series of public meetings to receive citizen feedback to determine which option was best to move forward with. *See Attachment D, pp. 6-12.*

Ultimately, staff concluded there were two viable options to comprehensively resolve the legal non-conformance issue within the North Valleys Planning Area and prevent an ad-hoc approach to removing the RCMA on parcels deemed desirable for development in the next 20 years based on their status within TMRPA's five-tier system. The first viable option was to remove the RCMA from all 421 affected parcels. The second viable option, made based on public feedback, was the removal of the RCMA from 251 affected parcels outside of the Horizon Hills subdivision, as this area was in a Tier 3 Regional Land Designation, which limits density to the existing Master Plan Category density.

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<sup>1</sup> A shapefile is a series (6) of files that contain shape (vector, point, line, polygon), attributes, database, geographical projection, and other relevant geospatial information. These are commonly used to create the required maps for planning. The alternative format, a geospatial database contains the same information, though in an easier format for complex spatial analytics.

<sup>2</sup> Staff notes that GIS software allows the creation of maps using different layers. Frequently, it is simpler and more expedient to map the remainder as the bottom layer in order to reduce the time required to create a separate shapefile.

Staff presented both options to the Planning Commission. The Planning Commission selected Option 2, as noted above.

### **FISCAL IMPACT**

No fiscal impact

### **RECOMMENDATION**

It is recommended that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA21-0005 (North Valleys Character Management Area (CMA) Mapping) to adopt amendments to the Washoe County Master Plan, North Valleys Area Plan, Appendix A- Character Management Plan Map to remove the North Valleys Rural Character Management Area (RCMA) from 251 of 421 affected parcels as listed in Attachment A- Noticing Map, in order to correct non-conforming regulatory zones, exempting the parcels within the Horizon Hills Subdivision. Of the 251 parcels which are the subject of this request, 98 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 parcels in the vicinity are almost completely surrounded by the City of Reno.

### **POSSIBLE MOTION**

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

“Move that the Board of County Commissioners conduct a public hearing and adopt a resolution for Master Plan Amendment Case Number WMPA21-0005 (North Valleys Character Management Area (CMA) Mapping) to adopt amendments to the Washoe County Master Plan, North Valleys Area Plan, Appendix A- Character Management Plan Map to remove the North Valleys Rural Character Management Area (RCMA) from 251 of 421 affected parcels as listed in Attachment A- Noticing Map, in order to correct non-conforming regulatory zones, exempting the parcels within the Horizon Hills Subdivision. Of the 251 parcels which are the subject of this request, 98 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 parcels in the vicinity are almost completely surrounded by the City of Reno.

If approved, authorize the Chair to sign the resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.”

- Attachments:
- A. Noticing Map
  - B. BCC Resolution Adopting Master Plan WMPA21-0005 (North Valleys CMA Mapping)
  - C. Planning Commission Signed Resolution Adopting Master Plan Amendment Case Number WMPA21-0005
  - D. Planning Commission Staff Report for WMPA21-0005
  - E. Planning Commission Draft Minutes for Sept 7, 2021 Meeting



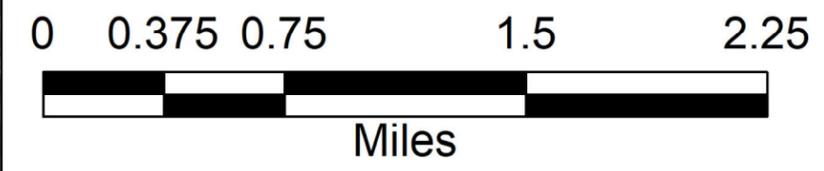
### Legend

 Affected Parcels

 Major Roads

### No CMA

Defaults to MPC



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

APN	FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
081-031-02		ANDERSON ACRES ASSOCIATION	11005 LONGVIEW LN	C/O PEAVINE VOL FIRE DEPT	RENO	NV	89506
081-031-09	SCOTT & CINDY S	BURNER	10553 TRAIL DR		RENO	NV	89506
081-031-10	TIMOTHY J	STOFFEL	10515 TRAIL DR		RENO	NV	89506
081-031-11	DIXIE A	HAWKINS	10300 N VIRGINIA ST		RENO	NV	89506
081-031-12	BENNY JR	FELIX	10609 BIGHORN DR		RENO	NV	89508
081-031-13		HEINZ RANCH LAND COMPANY LLC	777 S CENTER ST # 105		RENO	NV	89501
081-031-16		VALLEY-TECH INVESTING GROUP LLC	59 DAMONTE RANCH PKWY STE B172		RENO	NV	89521
081-031-17	HUGH M & LINDA R	REDPATH	2616 FOREST LN		SARASOTA	FL	34231
081-031-18	GREG S	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-20	KEVIN M	STRAWN	9910 US HIGHWAY 395 N		RENO	NV	89506
081-031-21	LAURO G	HERNANDEZ et al	150 MER MAC ST		RENO	NV	89506
081-031-22	BRUCE R	PETERSON	155 MER MAC ST		RENO	NV	89506
081-031-23	MEGAN & JEFFERY	PARSONS	PO BOX 5973		RENO	NV	89513
081-031-24	JOHN D & DONNELLE M	O'NEILL	10120 TRAIL DR		RENO	NV	89506
081-031-25	SHAYAN	MALEK LIVING TRUST	59 DAMONTE RANCH PKWY # B371		RENO	NV	89521
081-031-27		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-28		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-29		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-30		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-31		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-32		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-33		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-34		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-35		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-36	TROY D & PATRICIA	GAVIN	505 COPPERFIELD DR		RENO	NV	89506
081-031-37	CYNTHIA L	GRAJEDA-ACUNA	10800 LONGVIEW LN		RENO	NV	89506
081-031-42	GREG S & SARKA U	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-43	GREG S	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-45		NORTH VALLEY FREEWAY CENTER LLC	12671 HIGH BLUFF DR		SAN DIEGO	CA	92130
081-031-46		NORTH VALLEY FREEWAY CENTER LLC	12671 HIGH BLUFF DR		SAN DIEGO	CA	92130
081-031-47	ROBIN R	SANCHEZ	10600 N VIRGINIA ST		RENO	NV	89506
081-031-48		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-49		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-50		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-51	KIEL A & JEANETTE L	LAMBDIN	150 MAE ANNE AVE		RENO	NV	89523
081-031-52	RAPHAEL C & SUSAN A	CARPENTER	PO BOX 61625	C/O RAY CARPENTER	RENO	NV	89506
081-031-53	THOMAS W	PATTEN	9902 N VIRGINIA ST		RENO	NV	89506
081-031-54	COLUMBUS L JR & CEOLA S	DAVIS	9200 US HIGHWAY 395 N		RENO	NV	89506
081-031-56		ADAMS FAMILY TRUST	10100 N VIRGINIA ST		RENO	NV	89506
081-031-57	ELEK H	SEBESTYEN	10030 US HIGHWAY 395 N		RENO	NV	89506
081-031-58	ANTONIO G	VIVEROS	10195 TRAIL DR		RENO	NV	89506
081-031-59	SJANA J & CHRISTOPHER T	WAGNER	10117 TRAIL DR		RENO	NV	89506
081-031-60	JOHN	TIEDJENS	10000 N VIRGINIA ST		RENO	NV	89506
081-031-61	JOHN	TIEDJENS	10000 N VIRGINIA ST		RENO	NV	89506
081-031-65	REBEKKA	RHODES	10300 TRAIL DR		RENO	NV	89506
081-031-66	TARYN	STUTLER	10390 TRAIL DR		RENO	NV	89506
081-040-01		TRUCKEE MEADOWS FIRE PROTECTION DIST	1001 E 9TH ST BLDG D		RENO	NV	89520
081-040-02		BARRY FAMILY 2018 TRUST	11100 LONGVIEW LN		RENO	NV	89506
081-040-03	ROBERT A & MARY E	KELLY	17360 US HIGHWAY 395 N		RENO	NV	89508
081-040-04	ROBERT A	KELLY	17360 US HIGHWAY 395 N		RENO	NV	89508
081-040-05	CLARENCE M H & PAMELA J	BOHARTZ	11005 DUFFNEY LN		RENO	NV	89506
081-040-06	EARL D & BETTY JO	SPURGEON	11105 DUFFNEY LN		RENO	NV	89506
081-040-07	CATHERINE E	ROBINSON TRUST	11100 DUFFNEY LN		RENO	NV	89506
081-040-08	JOHN-BODIE	LUNDEMO	17825 JAEGER CT		RENO	NV	89508
081-040-09	JEAN A	HARRIS TRUST	9590 N VIRGINIA ST		RENO	NV	89506
081-040-10		COMMERCIAL FINANCING SERVICES	PO BOX 3828	C/O CAMEL FINANCIAL INC	TUSTIN	CA	92781
081-040-11	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-14		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
081-040-15		BARRY FAMILY 2018 TRUST	11100 LONGVIEW LN		RENO	NV	89506
081-040-16	VICTOR & REBECCA	ZATARAIN LIVING TRUST	11395 LONGVIEW LN		RENO	NV	89506
081-040-19		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
081-040-20	PAUL C & MARY H	HOFMANN	PO BOX 8785		RENO	NV	89507
081-040-21	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506

081-040-22	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-23	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-24	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-25	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-26	DONNA L	ANDERSON	6452 BRISTOL WAY		LAS VEGAS	NV	89107
081-040-27	TODD S	BALLOWE et al	11055 LONGVIEW LN		RENO	NV	89506
082-083-01	CLIFFORD K	CARTER	9906 N VIRGINIA ST		RENO	NV	89506
086-961-01	JACK A JR	KYER LIVING TRUST	7500 OSAGE RD		RENO	NV	89508
087-330-21		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
090-040-04	JUAN P	PALOMINO et al	9540 RED ROCK RD		RENO	NV	89508
090-040-05		LIFESTYLE HOMES TND LLC	4790 CAUGHLIN PKWY # 519		RENO	NV	89519
090-040-06		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
090-040-07		HVR MANUFACTURING COMPANY	PO BOX 24305	C/O TAX DEPT	OAKLAND	CA	94623
552-142-10		JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT		MERIDIAN	ID	83642
552-190-01	BRADFORD P	LARSON FAMILY TRUST	PO BOX 60873		RENO	NV	89506
552-190-02	ELMER	VASQUEZ et al	350 LEMMON DR		RENO	NV	89506
552-190-03		FDM LLC	1580 HYMER AVE STE 100		SPARKS	NV	89431
552-190-12		BRISTLEPINE PROPERTIES LLC	1544 AVOLENCIA DR		FULLERTON	CA	92835
552-190-13		SJK INVESTMENTS LLC	3555 ROCK RIDGE CT		RENO	NV	89512
552-190-14		BUCK PARCELS LLC	316 CALIFORNIA AVE # 1150		RENO	NV	89509
552-190-16		FDM LLC	1580 HYMER AVE # 100		SPARKS	NV	89431
552-190-17		FDM LLC	1580 HYMER AVE # 100		SPARKS	NV	89431
552-190-18		DATF INC	4825 IDLEWILD DR		RENO	NV	89519
552-190-19							
552-190-20							
552-190-21							
552-210-20							
552-232-01	CHARLES M & WENNETTE	BUCKLEY	100 BERNOULLI ST		RENO	NV	89506
552-262-01		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-9452	SALT LAKE CITY	UT	84150
552-262-02		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-9452	SALT LAKE CITY	UT	84150
552-262-03		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-2008	SALT LAKE CITY	UT	84150
552-262-04	TRAVIS & ROSEANNA	CHAMBLISS	5980 RANGE LAND RD		RENO	NV	89510
552-262-05		TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	ATTN LANDS DEPARTMENT	RENO	NV	89520
552-262-06		SUN VALLEY CONGREGATION JEHOVAHS WITNESS	PO BOX 60342		RENO	NV	89506
552-262-07	LAURI D	HART	1831 HIGHWAY A1A APT 3206		INDIAN HARBOUR BEACH	FL	32937-3584
082-262-01	ANDREA	CERVANTES et al	125 HEINDEL RD		RENO	NV	89506
082-262-02	RAYMOND W	KELBCH et al	115 HEINDEL RD		RENO	NV	89506
082-262-08		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156		RENO	NV	89511
082-262-09		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156		RENO	NV	89511
082-262-10	LYDIA R	DAFT	155 WALNER ST		RENO	NV	89506
082-262-11	WESLEY	ATHERTON	157 WALNER ST		RENO	NV	89506
082-262-12	FAUSTO & LOLIS	VAZQUEZ 2003 TRUST	PO BOX 33792		RENO	NV	89533
082-262-13	FAUSTO & LOLIS	VAZQUEZ 2003 TRUST	PO BOX 33792		RENO	NV	89533
082-262-14	MARIA C	RODRIGUEZ et al	120 MALCOLM AVE		RENO	NV	89506
082-262-15		HANA NEVADA CORP	4520 EAGLE MOUNTAIN DR		SPARKS	NV	89436
082-262-16	SERGIO	MORAN	140 MALCOLM AVE		RENO	NV	89506
082-262-19	DOUGLAS	BARKER	979 MELBA DR		RENO	NV	89503
082-262-20	MERCEDES D	PALMENO	1950 WILDER ST		RENO	NV	89512
082-262-21		HERO LAND HOLDINGS LLC	2241 HARVARD ST STE 200		SACRAMENTO	CA	95815
082-262-22		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156		RENO	NV	89511
082-262-23	MARYETTA & JAMES H	MILLER	795 WATSON ST		BIG PINE	CA	93513
082-262-24	ARMANDO	RODRIGUEZ	2219 PAWNEE CT		RENO	NV	89506
082-263-02	GAIL L	NEDWIED et al	203 KENNEDY DR		RENO	NV	89506
082-263-08		FERRIS LIVING TRUST	185 KENNEDY DR		RENO	NV	89506
082-263-09	KAREN	PICKENS	135 KENNEDY DR		RENO	NV	89506
082-263-10	ROSIE	HEWETT	123 KENNEDY DR		RENO	NV	89506
082-263-15	JOSHUA M	MORELOS	190 S FORK DR		SUN VALLEY	NV	89433
082-263-17	DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506
082-263-22		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR		RENO	NV	89506
082-263-26		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR		RENO	NV	89506
082-263-39		MT HOPE BAPTIST CHURCH TRUST	PO BOX 5056		SPARKS	NV	89432
082-263-42	DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506
082-263-43	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506
082-263-45	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506

082-263-46	PERRY	SISCO	3860 SANDPIPER DR	RENO	NV	89508	
082-263-50	JACQUELINE A	SUPENCHECK LIVING TRUST	201 KENNEDY DR	RENO	NV	89506	
082-263-51	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506	
082-263-52	DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506	
082-263-54	ROBERT & DEANNA	KENNEDY	235 KENNEDY DR	RENO	NV	89506	
082-263-55	SIMON	VALLES-RODRIGUEZ et al	PO BOX 4073	SPARKS	NV	89432	
082-263-56	CAROLYN	PAIGE	215 KENNEDY DR	RENO	NV	89506	
082-270-26	ANTONIO	BAUTISTA-PEREZ	3258 SALTERN WAY	C/O MARGARITA RODRIGUEZ	SPARKS	NV	89431
082-270-27		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
082-270-36	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-270-37	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-270-38	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-650-01	JOSEPH J & SHARON	ADRIAN	105 HEINDEL RD	RENO	NV	89506	
082-650-02	PAUL C & LYNDA K	OTT	6805 MEYERS AVE	RENO	NV	89506	
082-650-03		MB FAMILY TRUST	580 ARROWCREEK PKWY # 21112	RENO	NV	89511	
082-650-04	SHERRIE A	WILKIN	110 HEINDEL RD	RENO	NV	89506	
082-650-05	CHARLES W JR	HANKS	700 COUNTRY DR	FERNLEY	NV	89408	
082-650-06	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-12	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-14	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-15	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-16	FERNANDO	CABRAL et al	9341 N VIRGINIA ST	RENO	NV	89506	
082-650-17	DARWIN H	WARD TRUST	9365 N VIRGINIA ST	RENO	NV	89506	
082-650-18	OLGA P	RUIZ-REYES et al	9369 N VIRGINIA ST	RENO	NV	89506	
082-650-19	ESMERALDA C	RODRIGUEZ	9345 N VIRGINIA ST	RENO	NV	89506	
082-650-20	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-22	MARTIN	CORIA	117 HEINDEL RD	RENO	NV	89506	
082-650-23	LUIS M G	PRECIADO	109 HEINDEL RD	RENO	NV	89506	
082-660-01		DBD MANAGEMENT LLC	PO BOX 61915	RENO	NV	89506	
082-660-02	DORIS B	DEVRIES LIVING TRUST	8695 AQUIFER WAY	RENO	NV	89506	
082-660-03	DORIS B	DEVRIES LIVING TRUST	8695 AQUIFER WAY	RENO	NV	89506	
082-660-05	BRUCE G	JONES	6535 MEYERS AVE	RENO	NV	89506	
082-660-06	MARCIANO & MARIA V D	RAMIREZ	8210 OPAL STATION DR	RENO	NV	89506	
082-660-07	MARCIANO & MARIA V D	RAMIREZ	8210 OPAL STATION DR	RENO	NV	89506	
082-660-08	ULISES	GARCIA	1549 DELUCCHI LN UNIT G	RENO	NV	89502	
082-660-09		RCRB PROPERTIES LLC	PO BOX 10876	C/O JAMES R LAMAY JR MBR	RENO	NV	89510
082-660-10	SHERRIE	WILKIN et al	110 HEINDEL RD		RENO	NV	89506
082-660-11	JOHN	RANGE	9990 MOON DUST CT		RENO	NV	89506
082-660-12	STEVEN M	SCHWARTZ	175 HEINDEL RD		RENO	NV	89506
082-660-13	RICHARD E & HARRIET J	GRIEGO	6570 MEYERS AVE		RENO	NV	89506
082-660-14	ROSS	BROWN	6550 MEYERS AVE		RENO	NV	89506
082-660-15	ALEJANDRO	JIMENEZ et al	6540 MEYERS AVE		RENO	NV	89506
082-660-16	WAYNE D	REDMAN LIVING TRUST	6520 MEYERS AVE		RENO	NV	89506
082-660-19	IRENE R	BELDING et al	9325 N VIRGINIA ST		RENO	NV	89506
082-660-23	JENNIE L	MENDIETA et al	6600 MEYERS AVE		RENO	NV	89506
082-660-26	AQUEDA	VIDACA	9265 N VIRGINIA ST		RENO	NV	89506
570-241-01	JOSEPH	NASO	CSP-SQ 1-EB-80	ATTN JOE NASO # AR 9737	SAN QUENTIN	CA	94974
570-241-02	ABRAHAM	SANCHEZ-ESTRADA et al	352 MEDGAR AVE		RENO	NV	89506
570-241-03	STEVEN & HELENA	WORSLEY	360 MEDGAR AVE		RENO	NV	89506
570-241-04	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-241-05	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-241-06	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-242-01	CECIL & MILDRED	WASHINGTON	405 MEDGAR AVE		RENO	NV	89506
570-242-02		PRIEN LIVING TRUST	380 WESTBROOK LN		RENO	NV	89506
570-242-03	MICHAEL & TAMMERA	YAU FAMILY TRUST	8060 CACERES CT		SPARKS	NV	89436
570-242-04	ERWIN F	RAMIREZ	373 SNOW EGRET DR		VACAVILLE	CA	95687
570-242-05	LISA	CABACUNGAN et al	355 MEDGAR AVE		RENO	NV	89506
570-242-06	GEORGE B	MCGINNIS et al	345 MEDGAR AVE		RENO	NV	89506
570-242-07	JUAN M	PINTOR et al	5985 BARRETT WAY		SPARKS	NV	89436
570-242-08	JAMIE	WILLIAMSON et al	350 WESTBROOK LN		RENO	NV	89506
570-242-09	ERNESTO & JANE	RAMIREZ	1175 JACK LONDON DR		VALLEJO	CA	94589
570-242-10	SADIE	ANDERSON	509 N MADISON		TALLULAH	LA	71282
570-242-11		PRIEN LIVING TRUST	380 WESTBROOK LN		RENO	NV	89506
570-242-12	JAMES G & JEAN M	STEWART FAMILY TRUST	PO BOX 61773		RENO	NV	89506

570-242-13	FRANCISCO	GALLEGOS CRUZ et al	2385 JESSIE AVE	SPARKS	NV	89431
570-242-14	KWANGSUN	CHOE TRUST	4518 EAGLE MOUNTAIN DR	SPARKS	NV	89436
570-243-01		SAUER LIVING TRUST	12675 BUCKTHORN LN	RENO	NV	89511
570-243-02	DAVID C	GLEASON	405 WESTBROOK LN	RENO	NV	89506
570-243-03	ALBERT W	MALOSKY	395 WESTBROOK LN	RENO	NV	89506
570-243-04	MARGENE	BUFKIN et al	1520 LORENA ST	SPARKS	NV	89431
570-243-05	ROBYN & GINO	OSBORNE TRUST	375 WESTBROOK LN	RENO	NV	89506
570-243-06	CARRIE	TOWNSELL FITZ LIVING TRUST	4555 DESERT HILLS DR	SPARKS	NV	89436
570-243-07	LASZLO & GUILLERMINA	REDEI	PO BOX 34896	RENO	NV	89533
570-251-01	EDITH F	ADAMS	300 MEDGAR AVE	RENO	NV	89506
570-251-02	GENE	SWEET	310 MEDGAR AVE	RENO	NV	89506
570-251-03	STEPHEN C	WILLIAMSON	320 MEDGAR AVE	RENO	NV	89506
570-251-04	DARLENE	DOUTHIT	330 MEDGAR AVE	RENO	NV	89506
570-252-01	DEANNA S	CALDERON	PO BOX 61631	RENO	NV	89506
570-252-02		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR	RENO	NV	89506
570-252-03	CHARLES W & MERIAM G	MORRIS	325 MEDGAR AVE	RENO	NV	89506
570-252-04	CARLOS Y	GUTIERREZ-ALVARDO	315 MEDGAR AVE	RENO	NV	89506
570-252-05	AUSTIN C	VILLARREAL	305 CORETTA WAY	RENO	NV	89506
570-252-06	MATTHEW A	MOORE	280 KENNEDY DR	RENO	NV	89506
570-252-07	TODD C	GREEN	310 WESTBROOK LN	RENO	NV	89506
570-252-08	JOHN D	RUBLE	209 HIDDEN VALLEY RD # C	ROYAL OAKS	CA	95076-8714
570-252-09	ALEJANDRO	SABOGAL et al	330 WESTBROOK LN	RENO	NV	89506
570-253-01	RODNEY A & KELLI L	CRAY	335 WESTBROOK LN	RENO	NV	89506
570-253-02		RAYMOND B LA DORIS REMSON LLC	39815 RANCHWOOD DR	MURRIETA	CA	92563
570-253-03		RAYMOND B LA DORIS REMSON LLC	39815 RANCHWOOD DR	MURRIETA	CA	92563
570-253-04		FIRST BAPTIST CHURCH	100 CORETTA WAY	RENO	NV	89506
570-261-01	THURMAN SR & MAE ELLA	CARTHEN LIVING TRUST	295 KENNEDY DR	RENO	NV	89506
570-261-02	ROY L & SHELLEY	MOORE	285 KENNEDY DR	RENO	NV	89506
570-261-03	RICHARD F & GAIL L	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-261-04	RICHARD F & GAIL L	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-261-05	RICHARD & GAIL	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-262-01	CHARLES H	JOHNSON EDUCATIONAL TRUST	295 WESTBROOK LN	RENO	NV	89506
570-262-02	WILLIAM D	MIX	275 WESTBROOK LN	RENO	NV	89506
570-262-03	GRACE M	BLAYLOCK	265 WESTBROOK LN	RENO	NV	89506
570-262-04	C ALLEN	PRICE	245 WESTBROOK LN	RENO	NV	89506
570-262-05	LOUIS D & MARIAN L	SMITH TRUST	4712 MERITO CT	SPARKS	NV	89436
570-262-06	JAMES S & SANDRA R	COLLINS	201 WESTBROOK LN	RENO	NV	89506
570-262-07	ANTHONY J	HIGHTOWER	200 KENNEDY DR	RENO	NV	89506
570-262-08	MARTIN D	HEINZ et al	220 KENNEDY DR	RENO	NV	89506
570-262-09	PAUL & MARY	HOFMANN FAMILY TRUST	PO BOX 8785	RENO	NV	89507
570-262-12	RAMIRO	GONZALEZ-ALVARADO	260 KENNEDY DR	RENO	NV	89506
570-262-13	ROY & SHELLEY	MOORE	1400 COLORADO ST	BOULDER CITY	NV	89005
570-263-01	JOSEPH & LUZMA	WALKER FAMILY TRUST	101 WESTBROOK LN	RENO	NV	89506
570-263-02	MURIS U	RUSHING	8777 SILVER SHORE DR	RENO	NV	89506
570-263-03	BERT & SHANNON	ALVIAR	220 WESTBROOK LN	RENO	NV	89506
570-263-04	JOSE G	RODRIGUEZ-LUNA et al	226 WESTBROOK LN	RENO	NV	89506
570-263-07	ERICA	HUFFORD et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-08	PHILLIP	OSBORNE	2184 DRAKE AVE	MERCED	CA	95348
570-263-09		BLACK SPRINGS LIVING TRUST	17720 PAPA BEAR CT	RENO	NV	89508
570-263-10	MARCUS	STEVENS et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-11	ARTIS H	HUNTER	PO BOX 9377	STOCKTON	CA	95208
570-263-12	MARCUS	STEVENS-CORLEY et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-13		HERO LAND HOLDINGS LLC	2241 HARVARD ST STE 200	SACRAMENTO	CA	95815
570-263-14	GLADYS	GRAHAM et al	2163 ALBATROSS WAY	SPARKS	NV	89441
570-263-15	GLADYS	GRAHAM et al	2163 ALBATROSS WAY	SPARKS	NV	89441
570-263-16	FRANK & DIANE	GRAHAM	260 MEDGAR AVE	RENO	NV	89506
570-263-17		BIGHORN PRODUCTIONS LTD	5788 SIMONS DR	RENO	NV	89523
570-263-18		AMERICAN PATRIOT HOMES LLC	979 MELBA DR	RENO	NV	89503
570-263-19		AMERICAN PATRIOT HOMES LLC	979 MELBA DR	RENO	NV	89503
570-281-01		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	89512



## WASHOE COUNTY COMMISSION

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

**RESOLUTION ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, APPENDIX A- CHARACTER MANAGEMENT PLAN MAP TO REMOVE THE NORTH VALLEYS RURAL CHARACTER MANAGEMENT AREA (RCMA) FROM 251 OF 421 AFFECTED PARCELS AS LISTED IN EXHIBIT B-1, IN ORDER TO CORRECT NON-CONFORMING REGULATORY ZONES, EXEMPTING THE PARCELS WITHIN THE HORIZON HILLS SUBDIVISION. OF THE 251 PARCELS WHICH ARE THE SUBJECT OF THIS REQUEST, 98 PARCELS WERE FORMALLY IN THE RENO-STEAD CORRIDOR JOINT PLAN AREA AND 153 PARCELS IN THE VICINITY ARE ALMOST COMPLETELY SURROUNDED BY THE CITY OF RENO (WMPA21-0005).**

WHEREAS, Washoe County is requesting approval of Master Plan Amendment Case No. WMPA21-0005 to amend the Washoe County Master Plan North Valleys Area Plan;

WHEREAS, on Sept 7, 2021, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA21-0005, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment;

WHEREAS, upon holding a subsequent public hearing on November 9, 2021 this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

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 Changed Conditions. The proposed amendment identifies and 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; and

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan.

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the North Valleys Area Plan (Case No. WMPA21-0005), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 9th day of November 2021, to be effective only as stated above.

WASHOE COUNTY COMMISSION

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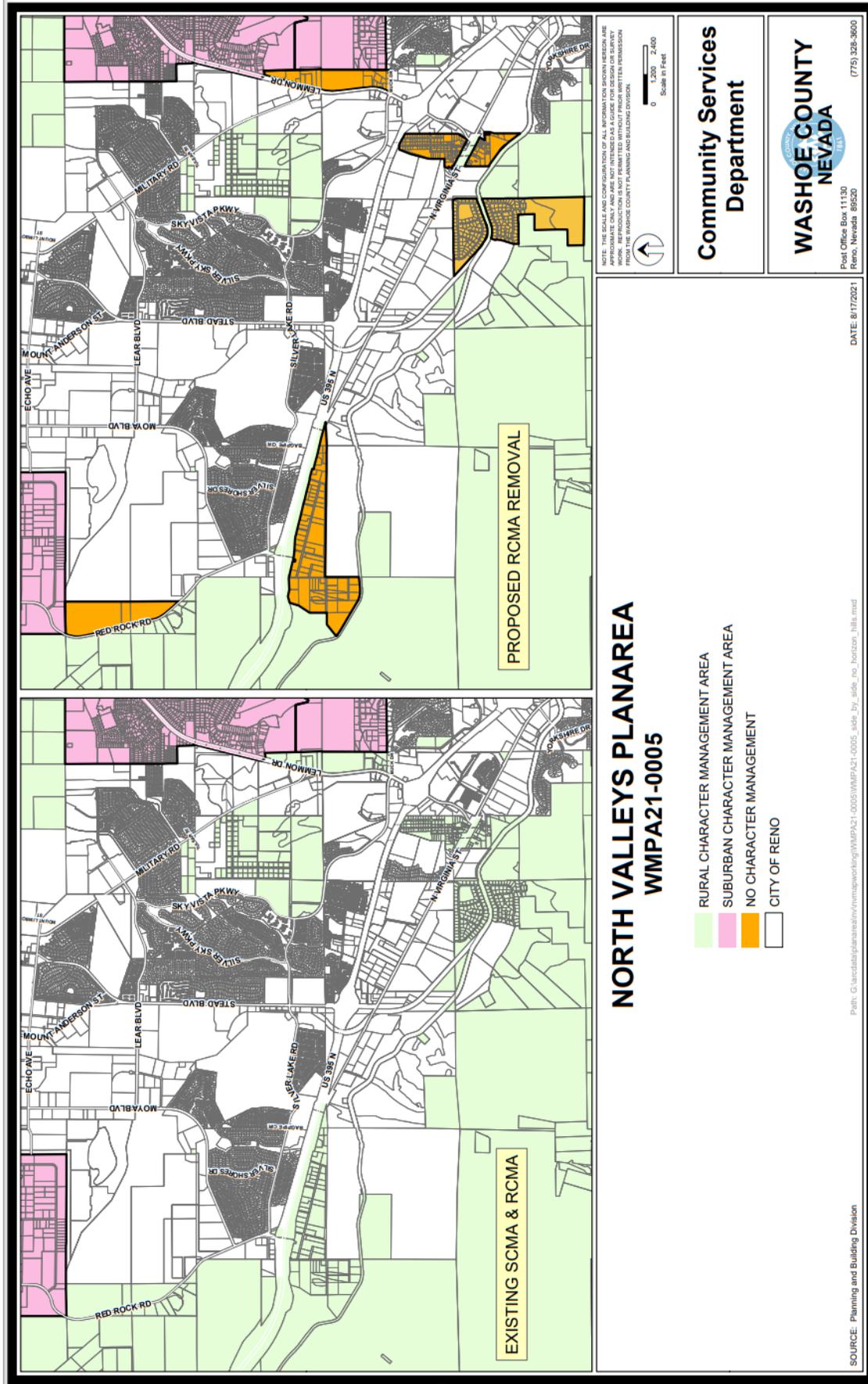
Bob Lucey, Chair

ATTEST:

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Janis Galassini, County Clerk

Exhibit B-1





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, APPENDIX A- CHARACTER MANAGEMENT PLAN MAP (WMPA21-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-06

Whereas, Master Plan Amendment Case Number WMPA21-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on September 7, 2021; 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 at least three of the following five findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0005, 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.

The Washoe County Planning Commission has also made the following Area Plan findings:

North Valleys Area Plan Required Findings

North Valleys Area Plan Policy 21.2.

1. Character Preserved. The amendment will further implement and preserve the Vision and Character Statement.
2. Consistency with the Area Plan. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
3. Public Welfare. The amendment will not conflict with the public's health, safety or welfare

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

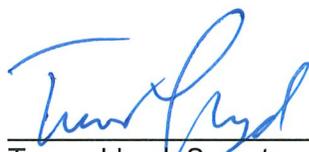
- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0005, comprised of the map as included at Exhibit A to this 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.

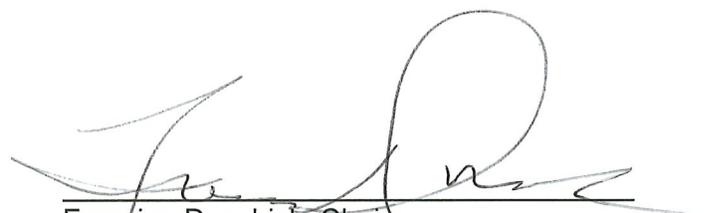
A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

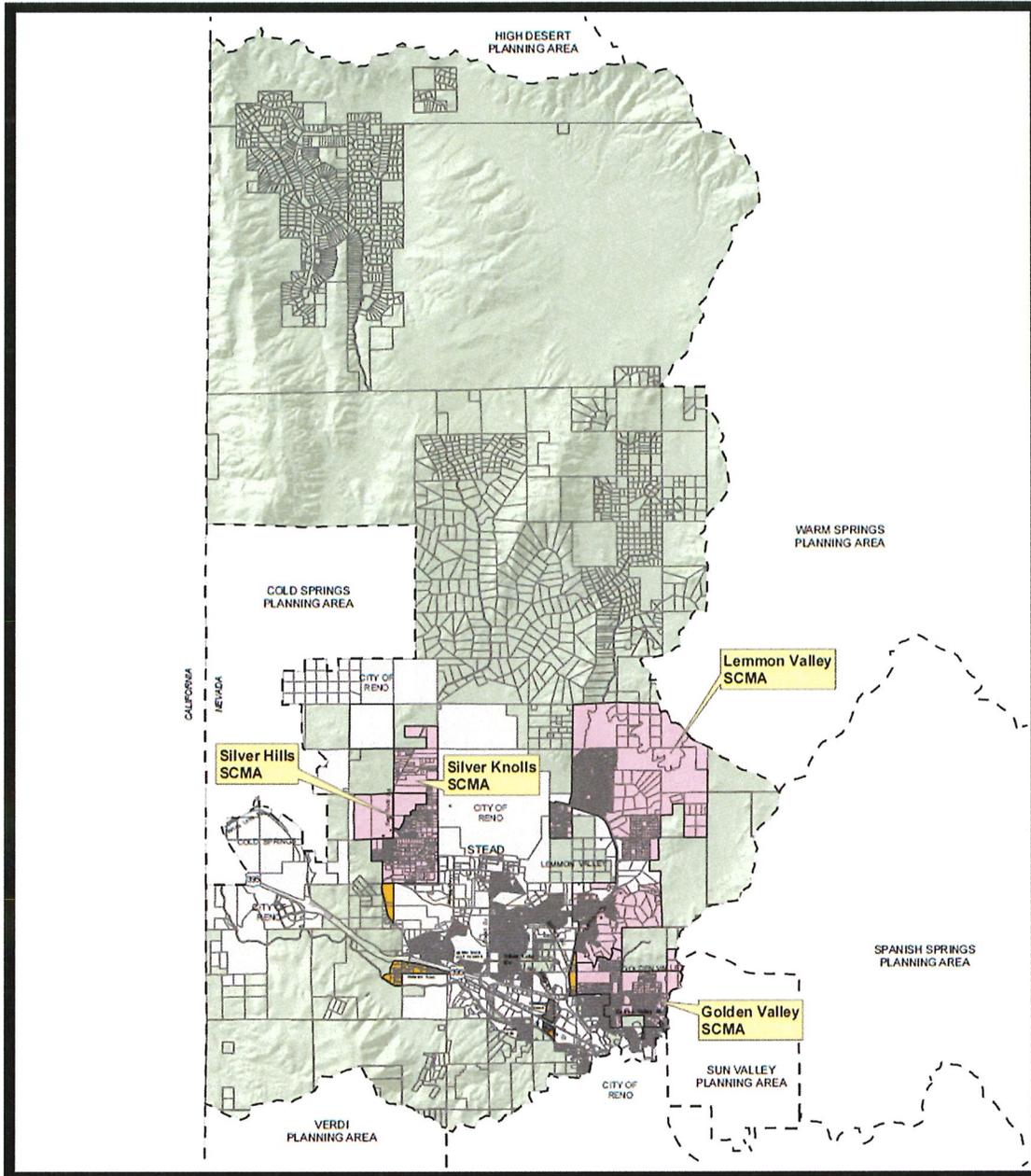
ATTEST:

  
\_\_\_\_\_  
Trevor Lloyd, Secretary

  
\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – North Valleys Area Plan Character Management Area Map

Exhibit A, WMPA21-0005



NORTH VALLEYS  
CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

HORIZON YEAR 2025

WCRC ADOPTION DATE:  
SIC ADOPTION DATE:  
TMRPA CONFORMANCE:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT.

Scale in Miles  
0 0.5 1 2

Community Services  
Department

WASHOE COUNTY  
NEVADA

Reno, Nevada 89512

1001 E Ninth St  
(775) 328-3600



# Planning Commission Staff Report

Meeting Date: September 7, 2021

Agenda Item: 9E

MASTER PLAN AMENDMENT CASE NUMBER: WMPA21-0005 (North Valleys Character Management Area Mapping)

BRIEF SUMMARY OF REQUEST: Request to remove up to 421 parcels from the North Valleys Rural Character Management Area.

STAFF PLANNER: Planner's Name: Dan Cahalane; Chris Bronczyk  
Phone Number: 775.328.3628 (Dan), 775,328,3612 (Chris)  
E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us); [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

## CASE DESCRIPTION

For hearing, discussion, and possible action to approve a master plan amendment to the North Valleys Area Plan, Appendix A- Character Management Plan Map, for the purpose of removing up to 421 parcels from the North Valleys Rural Character Management Area in order to correct non-conforming regulatory zones. Of the 421 parcels that are the subject of this request, 268 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 other parcels in the vicinity are almost completely surrounded by the City of Reno; and if approved, authorize the chair to sign a resolution to this effect. Any approval would be subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

Applicant: Washoe County Planning Division  
Property: See Exhibit A – Noticing  
Owner:  
Location: Generally, the former Reno-Stead Joint Corridor Plan Area  
APN: See Exhibit A – Noticing  
Parcel Size: Varies  
Master Plan: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)  
Regulatory Zone: Low Density Suburban (LDS), Medium Density Suburban (MDS), General Rural (GR), High Density Rural (HDR), Open Space (OS), Parks and Recreation (PR), Public and Semi-Public Facilities (PSP)  
Area Plan: North Valleys  
Development Code: Authorized in Article 820  
Commission District: 5 – Commissioner Herman

## STAFF RECOMMENDATION

**APPROVE**

**APPROVE WITH  
CONDITIONS**

**DENY**

**POSSIBLE MOTIONS**

***Option 1 – Remove the RCMA from all 421 affected parcels***

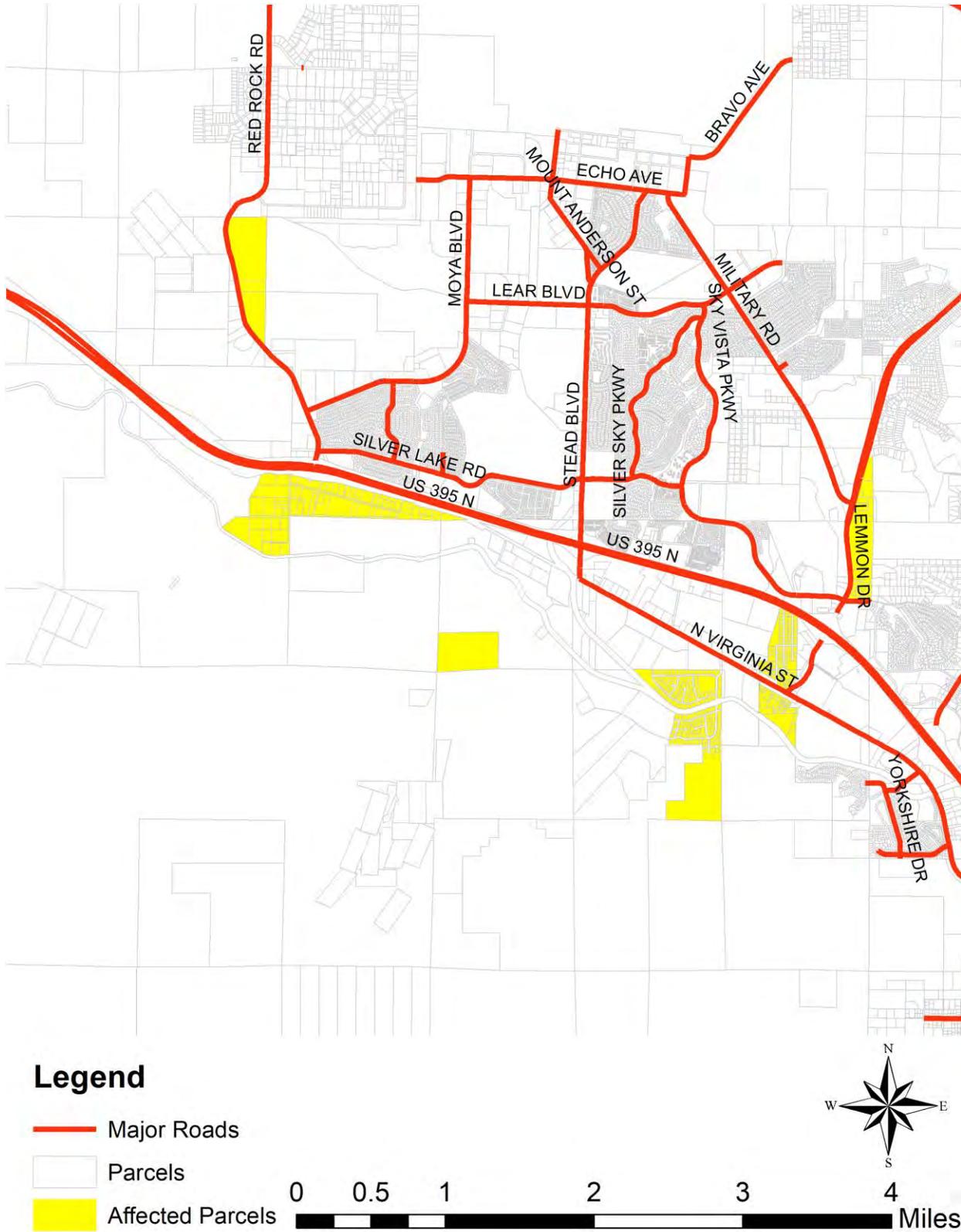
I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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 Planning Commission.

OR, alternatively,

***Option 2 – Remove the RCMA from 253 of the 421 parcels, exempting the parcels within the Horizon Hills Subdivision***

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 B of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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 Planning Commission.

*(Motion with Findings on Page 17)*



**Vicinity Map of Affected Parcels**

**Staff Report Contents**

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**Attachment Contents**

Noticing ..... Exhibit A  
Proposed Resolution – Option 1 ..... Attachment A  
Proposed Resolution – Option 2 ..... Attachment B

## **Explanation of a Master Plan Amendment**

The purpose of a master plan amendment application is to provide a method of review for requests to amend the master plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. 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 <http://www.washoecounty.us>, 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.

**Volume One** of the master plan outlines six countywide priorities through the year 2025. These priorities are known as elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a master plan amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

**Volume Two** of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

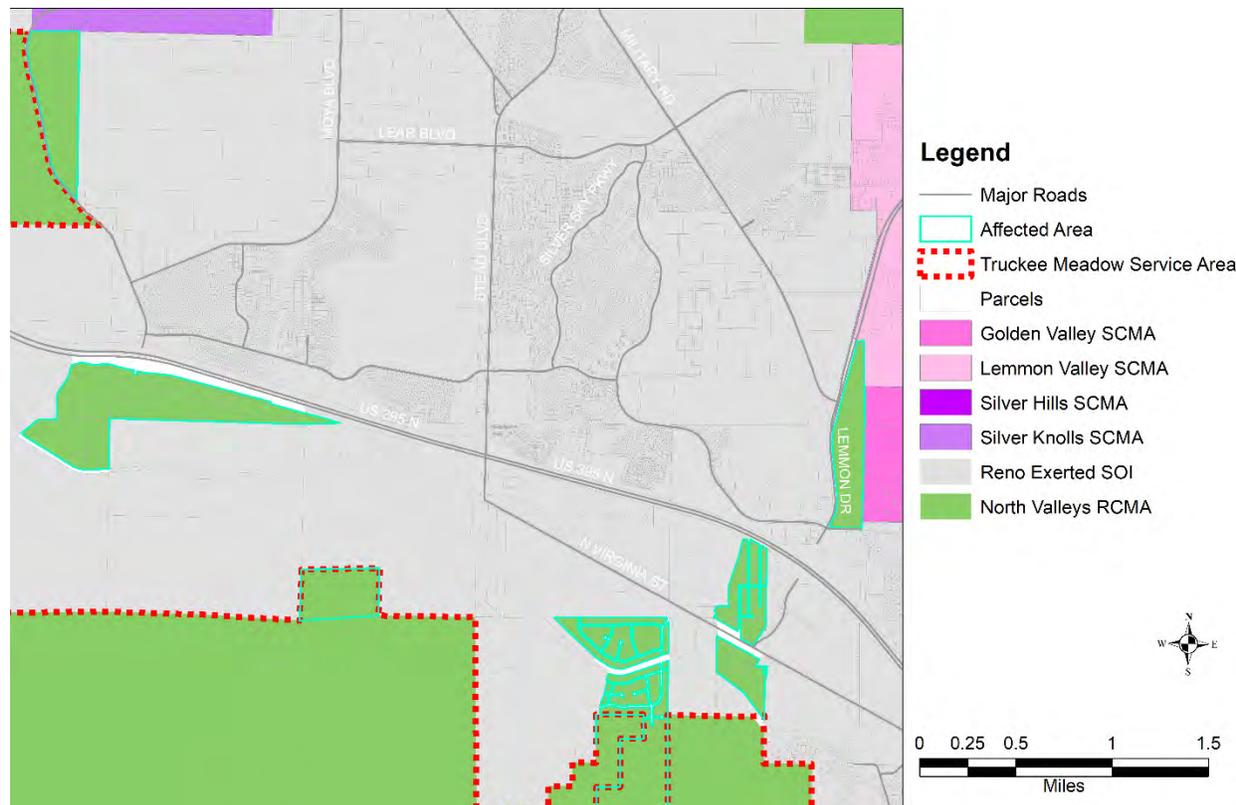
**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master plan amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section

110.820.15(d)(6) is required. If there are findings relating to master plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. 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 CMA Map**



**Current Request**

The Washoe County Planning Division is proposing to remove the North Valleys Rural Character Management Area (RCMA) overlay from 268 parcels that were formally in the Reno-Stead Corridor Joint Plan area and 153 parcels in the vicinity that are almost completely surrounded by the City of Reno in order to correct non-conforming regulatory zones (see Option 1 - motion at the end of the staff report). The intent of this proposal is to:

- Comprehensively resolve the legal non-conformance issue within the North Valleys Planning Area;
- Prevent an ad-hoc approach to removing the Rural Character Management Area on parcels deemed desirable for development in the next 20 years; and
- Increase the ease of interpreting planning regulations for both the public and staff.

The total number of parcels that Planning Division staff have identified as being subject to this request is 421 parcels.

**Background**

In 1996, the Truckee Meadows Regional Planning Commission (TMRPC) created the Reno-Stead Corridor Joint Plan (RSCJP) as a joint planning area and required that it be consistent with the 1996 Truckee Meadows Regional Plan (TMRP). The RSCJP was developed in response to differing interests to guide the future growth and development of the area for residents, property

owners, Washoe County and City of Reno. The RSCJP was included in the adopted 2007 TMRP. The RSCJP was revised and adopted in 2010.

The RSCJP was removed from the 2019 TMRP. Since the TMRP no longer designated the area as a joint planning area, there was no longer a need for the RSCJP. Thus, in early 2020, Washoe County initiated a master plan amendment (WMPA19-0009) and regulatory zone amendment (WRZA19-0009) to amend the North Valleys Area Plan and North Valleys Regulatory Zone Map to remove the RSCJP and change all RSCJP land use designations to equivalent Washoe County master plan and regulatory zoning categories. On February 4, 2020, the Washoe County Planning Commission approved the removal of the RSCJP and on April 28, 2020, the BCC affirmed the Planning Commission’s decision.

Following the removal of the of the RSCJP, staff discovered that the North Valleys Rural Character Management Area (RCMA) was mapped by default for all areas within the RSCJP due to a technical oversight. The current Geographic Information Systems (GIS) maps for the North Valleys Area Plan identifies 4 Suburban Character Management areas as distinctly mapped entities (shapefile<sup>1</sup>)– Silver Hills SCMA, Silver Knolls SCMA, Lemmon Valley SCMA, and Golden Valley SCMA. The North Valleys Rural Character Management Area is derived as all remaining parcels within the unincorporated County’s jurisdiction but outside the SCMAs within the North Valleys Area Plan. The North Valleys RCMA is not a distinctly mapped entity (shapefile<sup>2</sup>).

Accordingly, all 268 parcels in the former RSCJP area defaulted into the RCMA. This created regulatory zone non-conformance on the majority of those 268 parcels because the RCMA only allows five regulatory zones, as noted in the table below:

**Table of Regulatory Zone Density**

<b>Regulatory Zone</b>	<b>Density</b>
General Rural (GR)	1 du per 40 acres
Low Density Rural (LDR)	1 du per 10 acres
Public / Semi-Public Facilities	NA
Parks and Recreation	NA
Open Space	NA

Staff also discovered that there were an additional 153 neighboring parcels with similar legal non-conformances as these areas were not allocated to a SCMA with legal conforming allowable regulatory zones.

Of the 421 affected parcels, there are 14 parcels that are currently fully in conformance, and 9 parcels that are partially legally conforming. The remaining 398 parcels are currently not in conformance. Of the 421 parcels that are the subject of this request, the table below outlines the current legal conforming parcels and their zoning, which is in conformance with the RCMA.

<sup>1</sup> A shapefile is a series (6) of files that contain shape (vector, point, line, polygon), attributes, database, geographical projection, and other relevant geospatial information. These are commonly used to create the required maps for planning. The alternative format, a geospatial database contains the same information, though in an easier format for complex spatial analytics.

<sup>2</sup> Staff notes that GIS software allows the creation of maps using different layers. Frequently, it is simpler and more expedient to map the remainder as the bottom layer in order to reduce the time required to create a separate shapefile.

**Table of Legal Conforming Parcels**

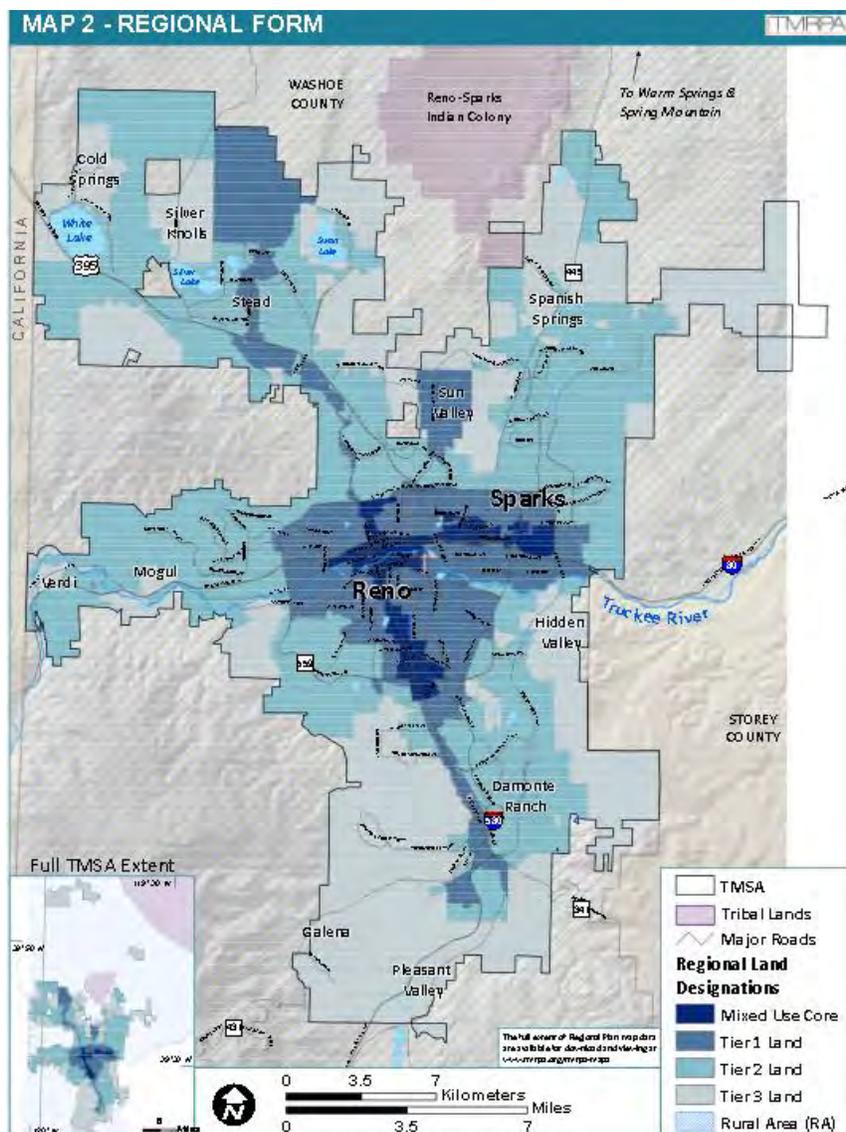
<b>Regulatory Zone</b>	<b>Number of Parcels</b>
General Rural (GR)	7
Public / Semi Public Facilities (PSP)	5
Parks and Recreation (PR)	2
General Rural (GR) / High Density Rural (HDR) – Split Zoned	8
General Rural (GR) / Medium Density Suburban (MDS) – Split Zoned	1
<b>Total</b>	<b>21</b>

Staff decided to tackle the 398 legal non-conforming parcels identified in a comprehensive manner in order to ensure consistency between similarly situated parcels. This process involved a series of public meetings to receive citizen feedback to determine which option was best to move forward with. The outcome of the public meetings and an outline of the options are detailed further in this staff report.

**Change of Conditions**

The regulatory environment in which these parcels were originally included in the Reno-Stead Corridor Joint Plan has changed significantly, impacting how the County needs to evaluate development opportunities within the affected parcels.

As mentioned above, The Truckee Meadows Regional Planning Agency (TMPRA) adopted a new TMRP on October 10, 2019, which outlined the areas of desired growth based on a five-tier system which includes: Mixed Use Core, Tier 1, Tier 2, Tier 3, and Rural Area. The intent of the regional plan was to focus development closer to the region's center, in Mixed-Use Core and Tier 1 areas, as seen in the Regional Form Map below:

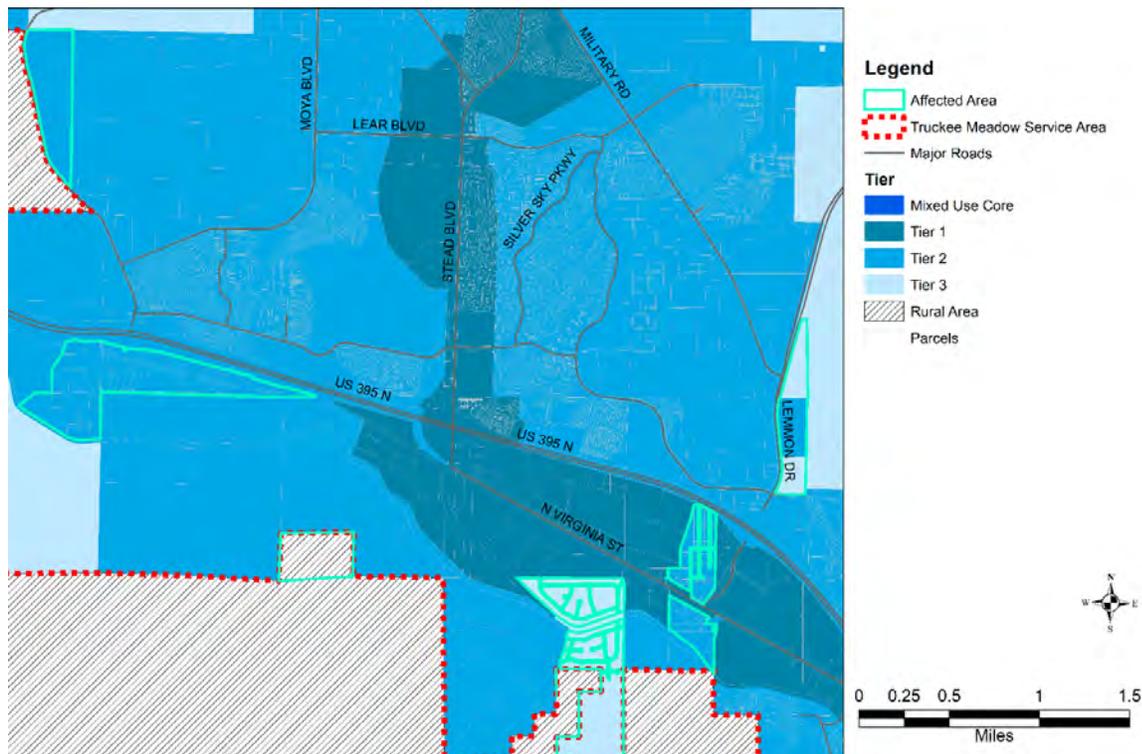


Specifically, within the 2019 TMRP, there are two policies that outline the intended regional form:

- RF 1 – 98% of regional growth over the next 20 years must happen within the Truckee Meadows Service Area
- RF 2- Priority Hierarchy development
  1. Mixed Use Core
  2. Tier 1 land
  3. Tier 2 land
  4. Tier 3 land
  5. Rural Area

These policies dictate that the 98% of growth is required to take place within the TMSA and that development should be *prioritized* within the unincorporated county within Tier 1 and Tier 2 Regional Land Designations (RLD).

These policies have been embodied within the Washoe County Master Plan as of November 2020. The specifics of these policies are analyzed in depth in the Master Plan evaluation section below.



The 421 affected parcels that are currently within the Rural Character Management Area contain most of the areas designated as Tier 2 RLD within the North Valleys Planning Area, which is shown above.

### **Neighborhood Meetings**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. Staff held a series of three neighborhood meetings. Two meetings were electronic only and one meeting was held at the North Valleys Community Center. A brief summary of each meeting is outlined below.

#### **July 28, 2021 - Electronic Only**

The July 28, 2021 neighborhood meeting was held via Zoom, from 5:00 pm to 7:00 pm. Staff introduced the regulatory background and the issue. The public provided the following feedback:

- Concerns over annexation by Reno
- Concerns over development in Reno SOI
- Concerns over making it easier to develop
- Concerns over affordable housing

Some members of the public recommended that staff look into creating a new Rural Character Management Area south of US 395.

#### **August 4, 2021 – Electronic Only**

The August 4, 2021 neighborhood meeting was held via Zoom, from 5:00 pm to 7:00 pm. Staff reintroduced the regulatory background and the issue and laid out the following policy options for the public to provide comment on:

1. Removal of the Rural Character Management Area from all 421 Parcels
2. Creation of a new Rural Character Management Area south of US 395 and removal of all remaining affected parcels
3. No change

The public provided the following feedback:

- Concerns over staff lack of support to create a new RCMA
  - Staff cited concerns over potential conflicts with the Regional Land Designation tiers, as there are Tier 2 regional land designations south of US 395 and expanding the scope of the amendment beyond a technical fix.
- Concerns over being cut out of the public process due to a political deal cut prior to the neighborhood consultation regarding the section 8 housing at APN 082-225-10.
  - This occurred during a past public hearing unrelated to the proposed Master Plan Amendment.
- Members of the public expressing a desire to maintain the Horizon Hills neighborhood as rural in character, and not allow for future upward increases in density and ensure livestock zoning.
  - Staff explained that these parcels were already suburban in character and zoning
  - Staff explained the maximum allowed density within Suburban Residential is a maximum of 9 attached dwelling units per acre and any additional density above that would require the same process regardless of the inclusion of the RCMA.
  - Staff explained that regulations related to the keeping of livestock were lot size dependent, not zoning dependent.

Some members of the public also recommended that staff leave the Horizon Hills subdivision within the existing Rural Character Management Area and remove the RMCA from the remainder of the affected parcels.

### **August 9, 2021 – In Person**

The August 9, 2021 neighborhood meeting was held in person at the North Valleys Community Center, from 5:30 pm to 7:30 pm. Staff reintroduced the regulatory background and the issue and included the following policy options for the public to provide comment on:

1. Removal of the Rural Character Management Area from all 421 Parcels
2. Creation of a new Rural Character Management Area south of US 395 and removal of all remaining affected parcels
3. Removal of the Rural Character Management Area from 253 parcels, leaving the Horizon Hills Subdivision in the existing RCMA.
4. No change

The public provided the following feedback:

- Clarification over the role that staying legal non-conforming would have on house prices
  - Staff provided clarification over the issue stating the legal non-conforming parcels may negatively impact resale values as the property is more limited than legal conforming parcels.

Staff ended the public hearing with an understanding that the public was supportive of the removal of the Rural Character Management Area from all of the affected parcels except within the Horizon Hills subdivision. Specifically, the public wanted to maintain the existing character of the subdivision and prevent encroachment of increasing densities similar to the neighboring City of Reno.

**Policy Options**

As noted, staff held a series of public meetings to receive citizen feedback, as described in more detail in the Neighborhood Meeting section, above.

As a response to the feedback received during these neighborhood meetings, staff has outlined four options to respond to the legal non-conformance of the 398 identified parcels as informed by the three neighborhood meetings:

Possible Options	Pros	Cons	Staff Supports?
(1) Remove RCMA from Affected Parcels (421 parcels)	Simple to implement, removes all legal non-conformances.	Public concerns over potential for higher density development in Horizon Hills	Yes
(2) Remove RCMA from all parcels outside of Horizon Hills (253 parcels)	Relatively simple to understand, removes <i>most</i> legal non-conformances, fits with Regional intent for Tier 2 areas, responds to public feedback	Horizon Hills remains legal non-conforming	Staff could support this, but prefers Option 1.
(3) Create New RCMA south of US 395	Removes all legal non-conformances	Complicated to understand, potential contradiction with Regional Plan, requires additional master planning and policy development	No
(4) No Change	None	All legal non-conformances remain	No

**Master Plan and Area Plan Evaluation**

The following are the pertinent policies from the Land Use and Transportation Element and North Valleys Area Plan. Staff has weighed the four policy options against each of the relevant LUTE policies and provided comment on the relevant North Valley Area Plan policies.

***Relevant Land Use and Transportation Element Policies Reviewed***

Policy	Brief Policy Description	Analysis of Each Option
LUT 1.1	Washoe County will conform to the Truckee Meadows Regional Plan's Regional Land Designations in order to direct growth to sustainable development areas based on the Character Management Areas (CMAs) outlined in the area plans	<p><b>Option 1</b> – This would allow for full conformance with TMRPA's Regional Land Designation (RLD).</p> <p><b>Option 2</b> – This would allow for substantial conformance with TMRPA's regional land designations. The Horizon Hills subdivision is within a Tier 3 RLD and therefore is limited to existing Suburban Residential Density. This would mitigate the amount of potential conflict with the 2019 TMRP</p> <p><b>Option 3</b> – This would require a regulatory hurdle for parcels in Tier 2 RLD south of US 395.</p> <p><b>Option 4</b> – The current policies prevent future development in areas designated as Tier 2 RLD.</p>

LUT 3.1	Require timely, orderly, and fiscally responsible growth that is targeted based on the Regional Land Designations outlined in Table 3.1 and Map 2 of the Truckee Meadows Regional Plan:	<p><b>Option 1</b> – The removal of the RCMA would allow for development to occur in accordance with TMRPA’s RLD without an additional regulatory hurdle.</p> <p><b>Option 2</b> – Leaving Horizon Hills Subdivision in the RCMA would not create additional hurdles for development in Tier 2 land designations. Tier 2 development would not have additional regulatory hurdles.</p> <p><b>Option 3</b> – The creation of a new RCMA would create additional hurdles for development in Tier 2 lands south of US 395 and therefore not direct growth on the basis of the RLD</p> <p><b>Option 4</b> – The current situation prevents the orderly and timely growth targeted based on the regional land designations.</p>
LUT 3.2	In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.	<p><b>Option 1</b> -The removal of the RCMA from the affected parcels will ensure that there is sufficient developable area to provide development over the next 20 years</p> <p><b>Option 2</b> – Leaving the Horizon Hills subdivision (168 parcels) in the RCMA and removing the RCMA from the 253 remaining parcels would provide a sufficient supply of Tier 2 RLD available for development without unnecessary restriction.</p> <p><b>Option 3</b> – The addition of a new RCMA south of US 395 will create a hurdle to the development of approximately 335 acres of Tier 2 RLD.</p> <p><b>Option 4</b> – The current status reduces the supply of developable land in conflict with the TMRP.</p>
LUT 3.4	Strengthen existing neighborhoods and promote infill development.	<p><b>Option 1</b> – The removal of the RCMA would promote infill development within the Truckee Meadows Service Area (TMSA) by removing the impediments to infill development.</p> <p><b>Option 2</b> – The omission of the Horizon Hills subdivision would both strengthen the existing neighborhood by preventing additional development as is desired by the residents of Horizon Hills. This removal of the RCMA from the remaining 253 parcels would allow for infill development in appropriate Tier 2 RLD areas.</p> <p><b>Option 3</b> – The creation of a new RCMA would strengthen existing neighborhoods, but not promote infill development south of US 395.</p> <p><b>Option 4</b> – The current situation does not promote infill development.</p>
LUT 3.5	Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial	<p><b>Option 1</b> -The removal of the RCMA from the affected parcels will ensure that there is sufficient developable area to provide development over the next 20 years in accordance with the 2019 TMRP</p> <p><b>Option 2</b> – Leaving the Horizon Hills subdivision in the RCMA and removing the RCMA from the remaining</p>

	development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.	parcels would provide a sufficient supply of Tier 2 RLD available for development without unnecessary restriction in broad agreement with the 2019 TMRP <b>Option 3</b> – The addition of a new RCMA south of US 395 will create a hurdle to the development of approximately 335 acres of Tier 2 RLD in semi-conflict with the 2019 Regional Plan. <b>Option 4</b> – The current status reduces the supply of developable land in conflict with the TMRP.
LUT 15.2	Washoe County will work with TMRPA to ensure that growth within the RA does not exceed 2% of the region’s 20-year residential growth.	<b>Option 1</b> – The proposed removal of the RCMA would help provide areas to absorb growth within Tier 2 areas inside of the TMSA. <b>Option 2</b> – Leaving Horizon Hills within the RCMA would allow for all Tier 2 Areas within the TMSA and North Valleys to be developed in a timely fashion. <b>Option 3</b> – The proposed new RCMA would provide the opportunity for growth in Tier 2 areas north of US 395 within the TMSA <b>Option 4</b> – The current status makes it difficult to provide growth with the Tier 2 RLD

**Relevant North Valleys Area Plan Policies Reviewed**

Policy	Brief Policy Description	Comment
NV 1.4	The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area: a. General Rural (GR – One unit per 40 acres). b. Low Density Rural (LDR – One unit per 10 acres). c. Public/Semi-public Facilities (PSP). d. Parks and Recreation (PR). e. Open Space (OS).	The application is addressing the legal non-conformance of the regulatory zoning of the 421 affected parcels within the North Valleys Rural Character Management Area.
NV 21.1	In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made: a. The amendment will further implement and preserve the Vision and Character Statement. b. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan. c. The amendment will not conflict with the public’s health, safety or welfare	The additional findings have been included in both “Staff Comment on the Required Findings” and “Motion” sections below.
NV 21.2	For any amendment that proposes to: • Revise the Vision and Character statements	Staff does not believe that the proposed amendment constitutes a revision to the Vision and Character

	<p>The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment.</p> <p>Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.</p>	<p>Statements. Staff is proposing to amend the applicable area of the North Valleys RCMA.</p> <p>However, Staff conducted two (2) virtual neighborhood meetings and one (1) in person neighborhood meeting in order to obtain community feedback in compliance with NRS 278.210(2) and WCC 110.820.05(e). The notice has been included in Exhibit A.</p> <p>The North Valleys CAB was discontinued and cancelled during this application hearing process.</p>
<p>NV 21.3</p>	<p>In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:</p>	<p>No land use changes being proposed</p>

**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 for August 20, 2021.

**Staff Recommendations**

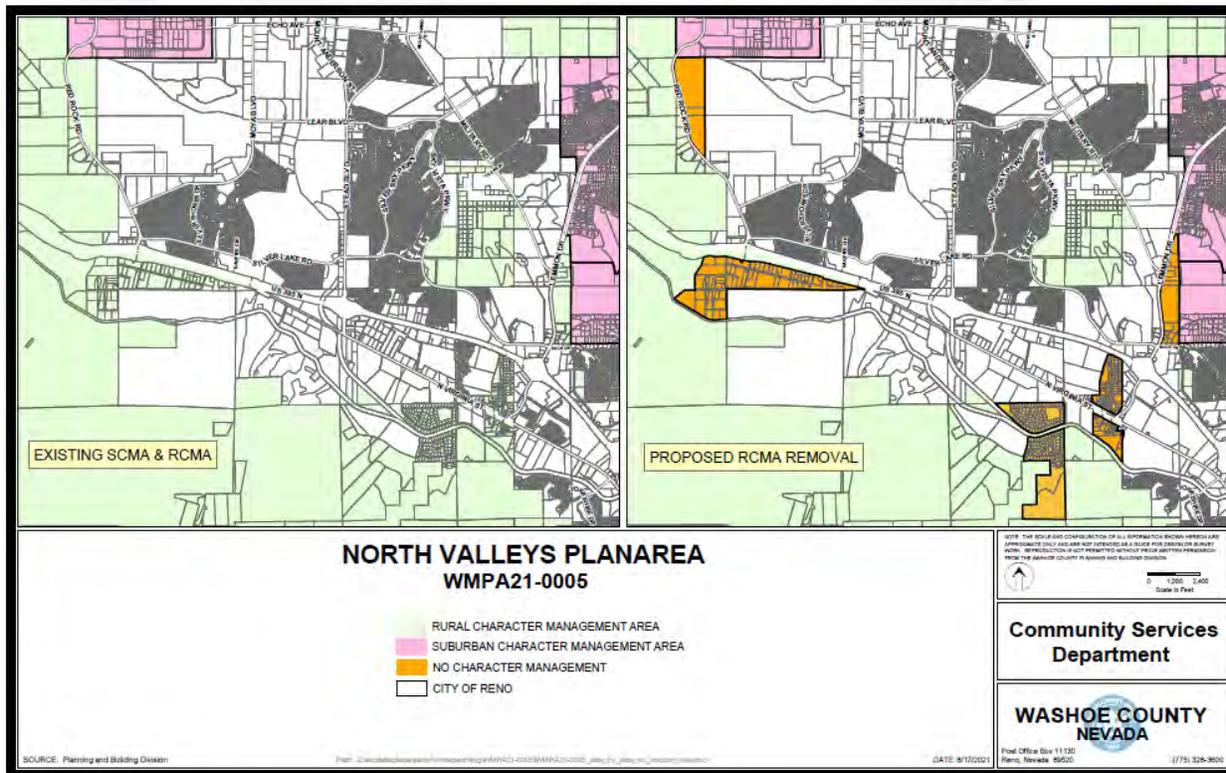
Staff recommends that the Planning Commission **consider** both Option 1 and Option 2 as outlined below:

<b>Possible Options</b>	<b>Pros</b>	<b>Cons</b>	<b>Staff Supports?</b>	<b>Resolution Attachment</b>
(1) Remove RCMA from Affected Parcels (421 parcels)	Simple to implement, removes all legal non-conformances.	Public concerns over potential for higher density development in Horizon Hills	Yes – Staff preference	A
(2) Remove RCMA from all parcels outside of Horizon Hills (253 parcels)	Relatively simple to understand, removes <i>most</i> legal non-conformances, fits with regional intent, responds to public feedback	Horizon Hills remains legal non-conforming	Yes – Staff could support this option, but prefers Option 1 as it removes all legal non-conformance	B

Staff is able to make the findings for both options (Options 1 & 2) as both options bring the North Valleys Area Plan into greater conformance and addresses the issue comprehensively.

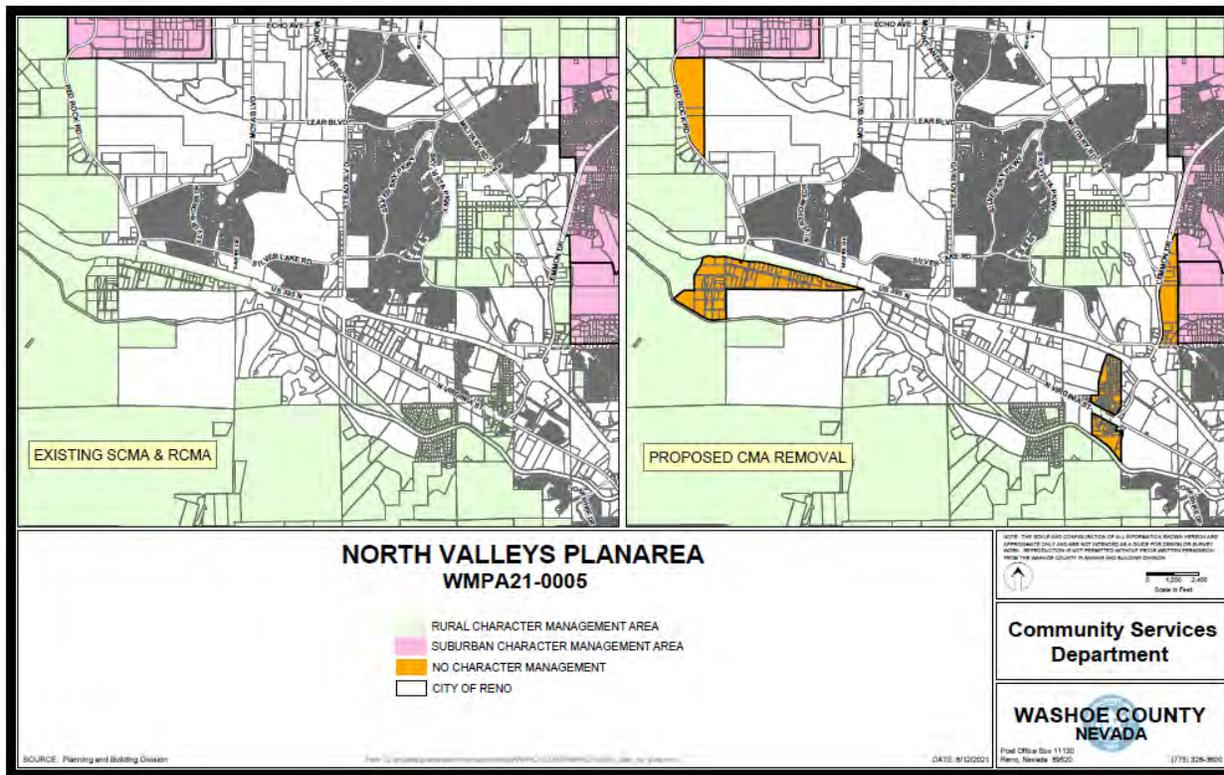
Staff would prefer that the Planning Commission select Option 1, Removal of the RCMA from all 421 parcels, in order to eliminate all legal non-conformance.

**Option 1 Side by Side**



However, based on the public concerns received at the neighborhood meetings, specifically the public's desire to preserve the rural character of the Horizon Hills subdivision, and to prevent future increases in densities within Horizon Hills, staff can also support Option 2, Removal of the RCMA from the 253 parcels outside of the Horizon Hills subdivisions.

**Option 3 Side by Side**



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 master plan 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:* Both of the proposed options do not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan 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 the public health, safety or welfare.

*Staff Comment:* There are no impacts to land use compatibility in either scenario. The subject parcels will maintain the same land uses designations and will be developed with the same density. The proposed changes are a technical fix 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.

*Staff Comment:* Both of the proposed options are an effort by County staff to move a large number of parcels into legal conformance as a response to the 2019 TMRP and subsequent removal of the Reno-Stead Joint Corridor Plan.

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: The availability of facilities will not be changed by this amendment.

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 removal of the Rural Character Management Area from all areas with Tier 2 Regional Land Designations (RLD) removes impediments to growth in higher Tier (RLD) and therefore promotes the desired pattern of growth as outlined in the 2019 TMRP.

The existing development pattern and under lying master planning and regulatory zoning is not proposed to be changed by either of these proposed options. The parcels' master plan designations will be the standard Washoe County designations.

### **Staff Comment on the North Valleys Area Plan Required Findings**

1. Character Preserved. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: Due to this being a technical fix, the Vision and Character Statement will not be impacted negatively.

2. Consistency with the Area Plan. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

Staff Comment: The proposed amendment is in compliance with the policies and action programs of the North Valleys Area Plan.

3. Public Welfare. The amendment will not conflict with the public's health, safety or welfare

Staff Comment: The proposed changes are a technical fix and will not adversely impact the public health, safety or welfare.

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 WMPA21-0005. It is further recommended that the Planning Commission to forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motions are provided for your consideration:

### **Motion**

#### ***Option 1 – Remove the RCMA from all 421 affected parcels***

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 WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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 Planning Commission.

OR, alternatively,

***Option 2 – Remove the RCMA from 253 of the 421 parcels, exempting the parcels within the Horizon Hills Subdivision***

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 B of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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 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.

**AND**

North Valleys Area Plan Findings:

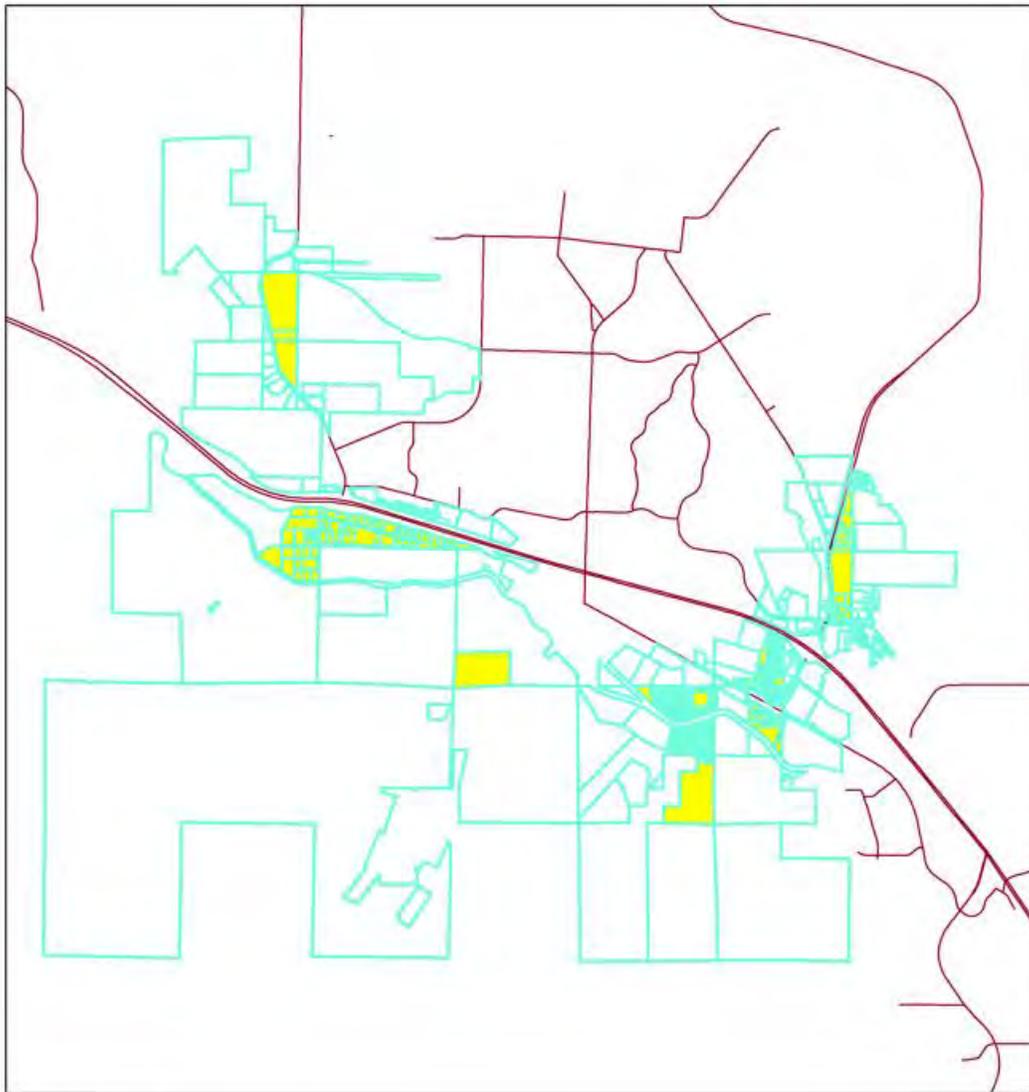
1. Character Preserved. The amendment will further implement and preserve the Vision and Character Statement.
2. Consistency with the Area Plan. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
3. Public Welfare. The amendment will not conflict with the public's health, safety or welfare

**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

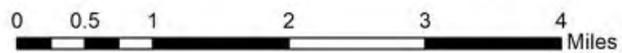
10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

# Noticing Map



## Legend

-  750ft Notice
-  Subject Parcels
-  Major Roads





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, APPENDIX A- CHARACTER MANAGEMENT PLAN MAP (WMPA21-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-XX

Whereas, Master Plan Amendment Case Number WMPA21-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on September 7, 2021; 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 at least three of the following five findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0005, 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.

The Washoe County Planning Commission has also made the following Area Plan findings:

North Valleys Area Plan Required Findings

North Valleys Area Plan Policy 21.2.

1. Character Preserved. The amendment will further implement and preserve the Vision and Character Statement.
2. Consistency with the Area Plan. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
3. Public Welfare. The amendment will not conflict with the public's health, safety or welfare

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 WMPA21-0005, 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 278.220.

ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

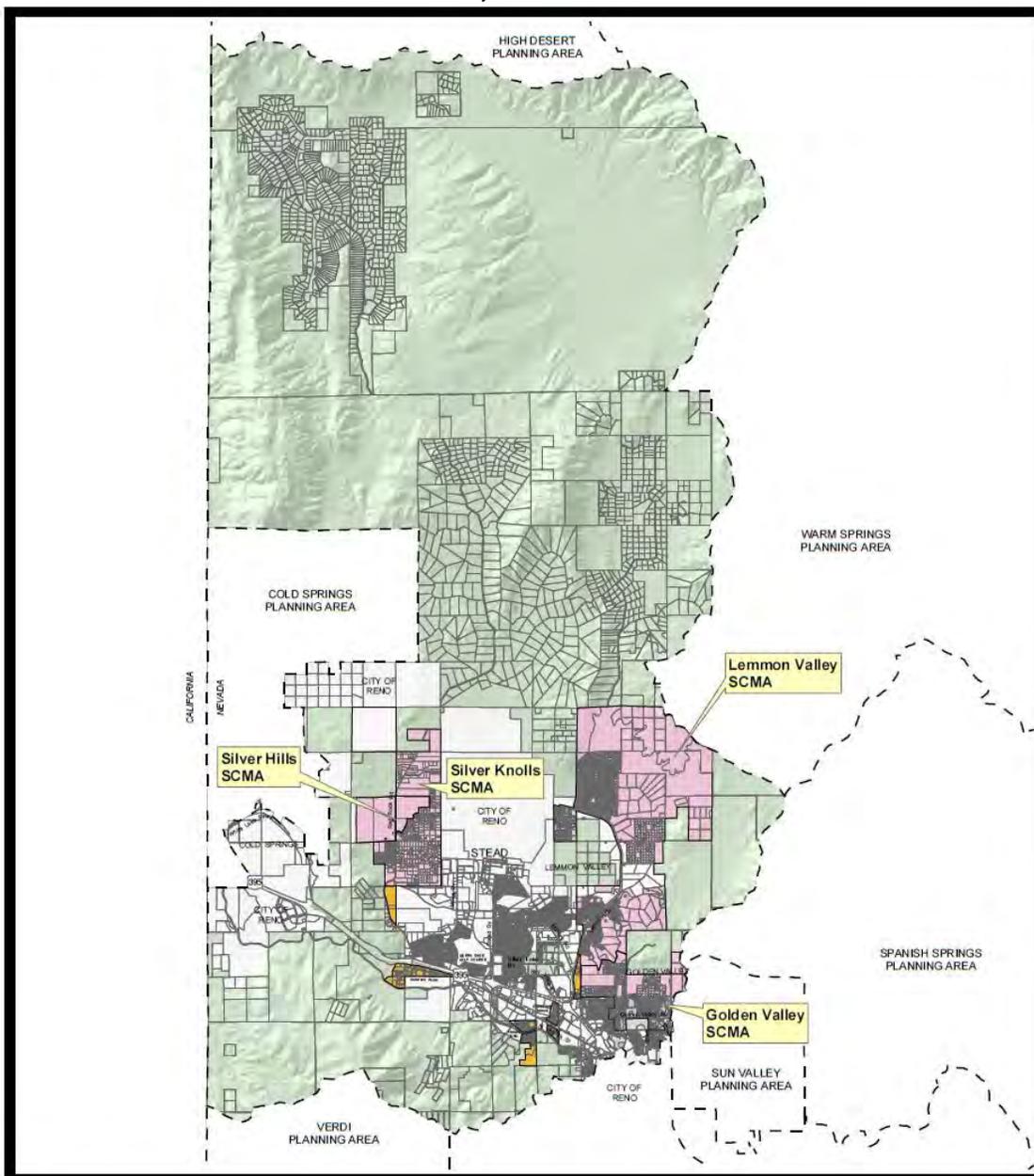
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – North Valleys Area Plan Character Management Area Map

Exhibit A, WMPA21-0005



NORTH VALLEYS  
CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

HORIZON YEAR 2025

WCPC ADOPTION DATE:  
BCC ADOPTION DATE:  
TIMING CONFORMANCE:

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Community Services  
Department

WASHOE COUNTY  
NEVADA  
1861

Reno, Nevada 89512

1001 E Ninth St  
(775) 328-3600



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, APPENDIX A- CHARACTER MANAGEMENT PLAN MAP (WMPA21-0005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-XX

Whereas, Master Plan Amendment Case Number WMPA21-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on September 7, 2021; 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 at least three of the following five findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0005, 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.

The Washoe County Planning Commission has also made the following Area Plan findings:

North Valleys Area Plan Required Findings

North Valleys Area Plan Policy 21.2.

1. Character Preserved. The amendment will further implement and preserve the Vision and Character Statement.
2. Consistency with the Area Plan. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
3. Public Welfare. The amendment will not conflict with the public's health, safety or welfare

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 WMPA21-0005, 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 278.220.

ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

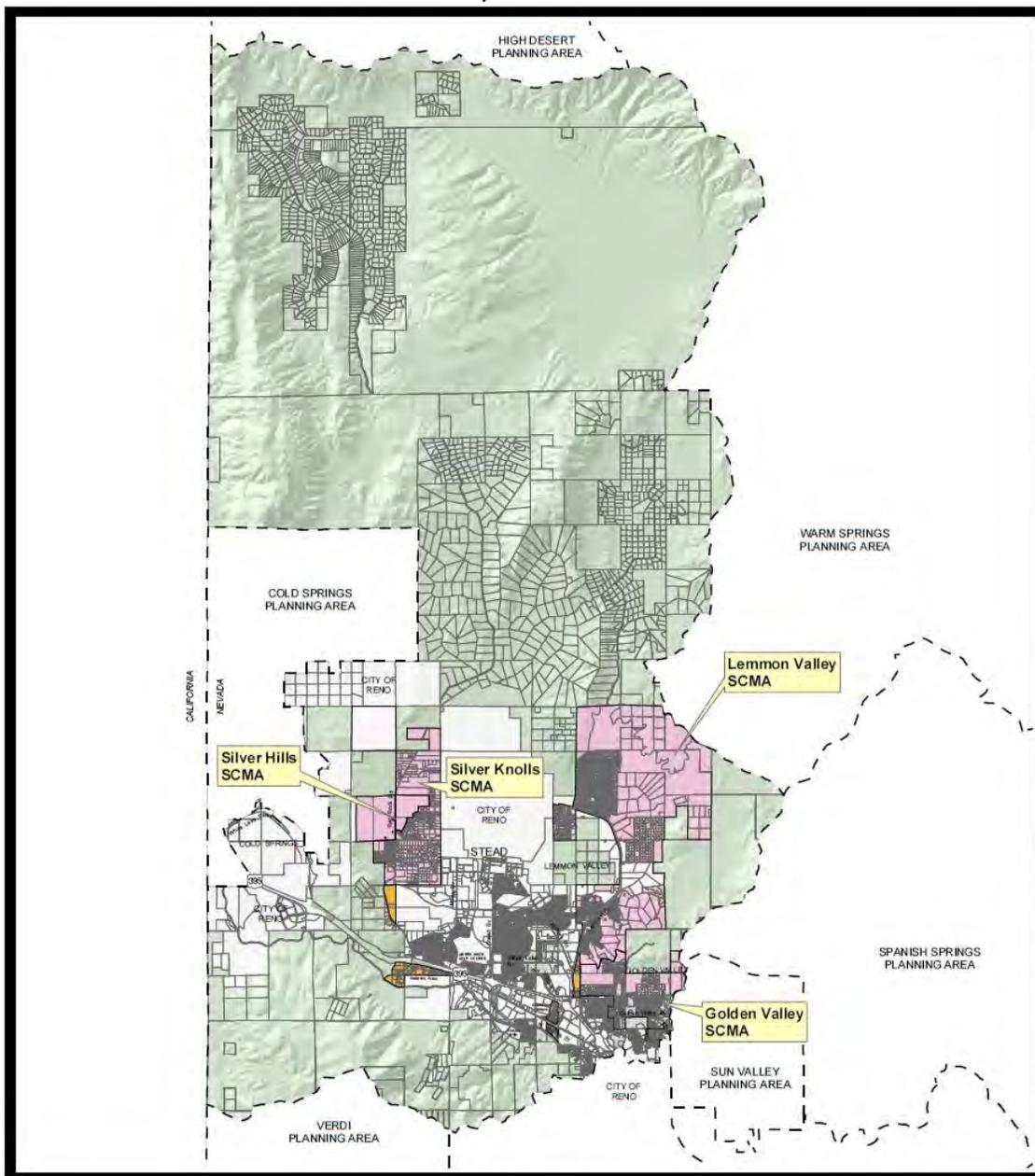
ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Francine Donshick, Chair

Attachment: Exhibit A – North Valleys Area Plan Character Management Area Map

Exhibit A, WMPA21-0005



### NORTH VALLEYS CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA
- NO CHARACTER MANAGEMENT
- CITY OF RENO

HORIZON YEAR 2025

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**Community Services  
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Reno, Nevada 89512      1001 E Ninth St  
(775) 328-3600



# WASHOE COUNTY PLANNING COMMISSION Draft Meeting Minutes

## Planning Commission Members

Larry Chesney  
Sarah Chvilicek, Vice Chair  
Francine Donshick, Chair  
R. Michael Flick  
Kate S. Nelson  
Larry Peyton  
Pat Phillips

Tuesday, September 7, 2021  
6:00 p.m.

Washoe County Administrative Complex  
Commission Chambers  
1001 E 9<sup>th</sup> Street, Building A  
Reno, Nevada 89512

## Secretary

Trevor Lloyd, Secretary

and available via  
Zoom Teleconference

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The Washoe County Planning Commission met in a scheduled session on Tuesday, September 7, 2021, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada and via Zoom teleconference.

The meeting will be televised live and replayed on the Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

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## 1. \*Determination of Quorum

Chair Donshick called the meeting to order at 6:00 p.m. The following Commissioners and Staff were present:

Commissioners present: Larry Chesney  
Francine Donshick, Chair  
Sarah Chvilicek, Vice Chair  
R. Michael Flick (joined the meeting at 6:01 pm)  
Kate S. Nelson  
Pat Phillips

Commissioners absent: Larry Peyton

Staff present: Trevor Lloyd, Secretary, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Dan Cahalane, Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Katy Stark, Planner Trainee, Planning and Building  
Jennifer Gustafson, Deputy District Attorney, District Attorney's Office  
Lacey Kerfoot, Recording Secretary, Planning and Building  
Donna Fagan, Office Support Specialist, Planning and Building

## 2. Pledge of Allegiance

Commissioner Phillips led the pledge to the flag.

## 3. Ethics Law Announcement

Deputy District Attorney Gustafson provided the ethics procedure for disclosures.

## 4. Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

## 5. General Public Comment and Discussion Thereof

Chair Donshick opened the Public Comment period.

### Public Comment:

Andrea Caldwell (Zoom), resident of 430 Tranquil Dr in the Bridle Path community, responded to the Village Green item. Ms. Caldwell doesn't think it's good planning to review a master plan update via reviewing an individual parcel. She understands that there has been commentary regarding updating the master plan for Spanish Springs, potentially in response to this property. She encouraged the Commission to look at the entire plan, not to isolate a property and make decisions on that property in furtherance of updating the plan. Ms. Caldwell thinks that changing a large list of restrictions on the property with no commitment from the owner or the developer of the property as to what the future of that building site will be, doesn't provide enough information. It could affect property values, lifestyles, and use of our property if we end up with incompatible use there. If the Planning Commission allows these alterations, they are hampering the building permit process because the changes will have already been made. She thinks it'll be too late at that point in time to really have a good plan on that property. Thank you.

There were no further responses to the request for public comment.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Chesney moved to approve the agenda for the September 7, 2021 meeting as written. Commissioner Nelson seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

## 7. Approval of the [August 3, 2021 Draft Minutes](#)

Commissioner Chesney moved to approve the minutes for the August 3, 2021, Planning Commission meeting as written. Commissioner Phillips seconded the motion, which passed unanimously with a vote of six for, none against, Commissioner Peyton – absent.

## 8. Planning Items

**A. Master Plan Update** [Non-action item] – Eric Young, Senior Planner, presented the Planning Commission with the status of the Master Plan Update.

Commissioner Chvilicek asked that the link to the Master Plan website be shared with the Commissioners.

**B. [Appointments to Parcel Map Review Committee](#)** [For possible action by Chair] – Recommendation that the Chair of the Washoe County Planning Commission affirm the

appointment of Larry Chesney to the Parcel Map Review Committee with a term to expire on June 30, 2022, and if desired, appoint a member of the Planning Commission to act as an alternate in the event Mr. Chesney is absent with a contemporaneous term to also expire on June 30, 2022.

Chair Donshick affirmed Commissioner Chesney as the Planning Commission's appointee to the Parcel Map Review Committee with a term to expire on June 30, 2022. Chair Donshick asked for volunteers for an alternate. Commissioner Chvilicek volunteered to serve as alternate. With no objection from the Commissioners, Chair Donshick appointed Commissioner Chvilicek as the Planning Commission's alternate to the Parcel Map Review Committee.

**C. Regional Planning Commission (RPC) Alternate List [For possible action]** – For review and possible action to recommend that the Board of County Commissioners set the order of alternates selected to represent the Washoe County Planning Commission (PC) on the Truckee Meadows Regional Planning Commission (RPC) in the event the regularly appointed PC members are unavailable to serve. The existing Washoe County Planning Commissioners serving on the Regional Planning Commission are Larry Chesney, Sarah Chvilicek and Kate Nelson. The currently proposed order of alternates is as follows: First Alternate, Francine Donshick; Second Alternate, Larry Peyton; Third Alternate, Pat Phillips; and Fourth Alternate, Michael Flick. Once reviewed and a recommendation is made, to direct the Planning Commission Secretary to transmit the ordered list of recommended alternates to the Washoe County Board of Commissioners (Board) for its decision. After the Board's decision, the Planning Commission Secretary shall transmit the ordered list to the Executive Director of the Truckee Meadows Regional Planning Agency (TMRPA).

Chair Donshick asked for a motion to approve the RPC Alternate List, as presented. Commissioner Chesney moved to approve the RPC Alternate List, as presented. Commissioner Flick seconded the motion, which passed unanimously with a vote of six for, none against; Commissioner Peyton – absent.

## 9. Public Hearings

**A. Master Plan Amendment Case Number WMPA21-0002 (Village Green) [For possible action]** – For hearing discussion, and possible action to amend the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D – Village Green Commerce Center Specific Plan (Plan), 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. If approved, the amendment would add clarifying language and include the following:

1. Remove Goal Five, Infrastructure;
2. APN: 534-561-10 is exempted from the Spanish Springs Area Plan, Appendix A including the building site coverage requirements;
3. Clarify language concerning setbacks from residential dwellings for building height;
4. Remove sidewalk required along Calle de la Plata frontage;
5. Added color and evergreen trees as options for 50 feet in length of building walls;
6. APN: 534-561-10 is exempted from the following Architecture provisions: General Guidelines, Energy Efficient Tenant Criteria, Building Massing and Form, Mechanical Equipment, and Building Materials; the following Landscaping provision: Site Grading; and the following Sustainability provisions: Low Impact Development (LID) Standards, and Environmental Sustainability Standards of the Village Green Commerce Center Specific Plan;

7. Clarify that illuminated signs will only be allowed when not adjacent to residential property;
8. Remove security lighting section and parking lighting requirements;
9. Clarify that effluent water is required when available in the area;
10. Clarify that no loading docks are allowed to be adjacent to residential property;
11. Remove Figure D-5: Business Park Buffering;
12. APN: 534-561-10 is exempted from Low Impact Development (LID) Standards and Environmental Sustainability Standards
13. Clarify roadway improvements as required by Washoe County Engineering and Capital Projects; and
14. Remove equestrian easement.

- Applicant: Blackstone Development Group
- Property Owner: STN 375 Calle Group, LLC
- Location: 375 Calle De La Plata
- APN: 534-561-10
- Parcel Size: 39.12 acres
- Master Plan: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Development Code: Authorized in Article 820, Amendment of Master Plan
- Commission District: 4– Commissioner Hartung
- Staff: Julee Olander, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3627
- E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Commissioner Chesney apologized to Planning Staff for his commits made at the previous meeting.

Planner Julee Olander provided a presentation. Applicant Representative Kerry Rohrmeier (via zoom) stated they support Staff's recommendation for approval and stated that she and Mike Railey, Property Owner Representative (in Chambers) are available for questions.

Public Comment:

Jim Huston, resident in the Bridal Path community, stated that the Village Green plan was a small plan focused on a very small area. Everything was very clearly defined in the plan as to what was going to get built. As we move through this, it just becomes more and more ambiguous as to what is going to get built, and nothing has been really defined. A lot of things have been removed and excluded. If this passes, the property owner is not required to adhere to many things in the plan. The plan still stays in place it would still affect neighbor 08. He said the one thing that concerns him is the allowance that is being made for the applicant to be exempt from Appendix A of the Spanish Springs Area Plan. It is nothing to do with the Village Green Plan and suddenly, he's allowed to have much greater site coverage. This area is right next to a residential area which affects property values. Mr. Huston would like to see the Planning Commission enforce the Spanish Springs Area Plan and omit the part about giving them an exemption.

Jesse Maxim, resident within the Bridle Path community, stated that he works for a local general contractor and has a sound understanding of potential ramifications for zoning and land use changes. He raised some questions as to water management with development of the site and precedent for future use of parcels surrounding the area. Warehouses exist in the Spanish Springs area, but they're all on the West side of Pyramid Highway where water management, utilities, and infrastructure are available. The change of the master plan directly adjacent to the equestrian area known as Bridle Path completely changes that way of life and lifestyle. He stated he chooses to raise a family in Bridle Path because of the sense of community. A development like this changes that sense of community. A local judge omitted and removed the right and ability for developer to move forward with the development based on irresponsible impacts to the community. It didn't better serve the community and the surrounding neighbors. Mr. Maxim fears that this is a close representation of that. It doesn't better serve the community as a whole. Business and growth are inevitable, but there's a correct place for that. Business and growth taking place directly adjacent to equestrian properties and to single-family residential properties doesn't seem like the right place. Thank you for your time.

Cassandra Grieve stated that she lives in Bridle Path within the 750ft notice zone. Although Ms. Grieve received earlier notices sent out by Washoe County, it wasn't until the meeting held on August 3rd that she started to engage and do her own research on the master plan, the Spanish Springs area plan and the village Green Specific Plan, all of which were significantly outside her personal expertise and a struggle to work through and understand. Ms. Grieve said she has spent the better part of her personal time the last three weeks trying to wrap my head around the master plan changes been set forth. She has examined the Spanish Springs Area Plan Appendix A, Appendix D, and the Planning Commission staff report and have watched the recording of the August 3rd meeting and taken notes. Ms. Grieve stated that changing a master plan was a big deal; so much so that it requires a supermajority. She said she has watched this Commission struggle to differentiate the current with the proposed changes. She stated Miss Olander commented that many of the proposed changes merely modernize the Spanish Springs area plan. Appendix A and Appendix D are out of date. She said she respectfully requests that if a plan is out of date, then modernize the plan. Please do not make piecemeal changes parcel by parcel. Bridle Path homeowners are residents of Washoe County, not residents of Reno or Sparks. The County is the only place we can bring our grievances. The parcel is in our neighborhood. It is still fortunately, very dark in the area where this property is located. The security lighting from an industrial-sized building will shine into our properties, especially if the building site coverage requirements are exempted. It is also fairly quiet in the area. We can hear football games from Spanish Springs High School. Sound carries as there is little to disturb it, and the noise from the industrial activity will echo in our yards. She said we have horses on our properties. She is concerned that the lighting and noise from an unrestricted industrial building will create an inhospitable area for the horses if this parcel is exempted from building size, lighting and buffering requirements. If whatever is built there is unrestricted in its size and shape, it will be the only such building as residential properties surround it. At the August 3rd meeting, it was understated that this would be a singular giant building standing over people's homes. The Village Green plan was made for specific industrial areas that never occurred.

Larry Thomas, resident of 365 Calle De La Plata, adjacent to the West of the parcel, said he isn't up to date on all of the requested changes. Mr. Thomas said that any kind of exemption is not right. Over the past three years there have been plans approved for 300 houses to go in across the street and residents have had to deal with a lot of things they didn't want. Mr. Thomas said residents did agree that this would be an industrial site with quite a few restrictions. It now seems like the developer wants most of those exempted. He said that he doesn't understand the clarifying language regarding setbacks and height of buildings. Mr. Thomas is concerned about the view of the mechanical equipment on top of the building since

it wouldn't have to be hidden. Mr. Thomas stated that an earlier publication allowed for buildings to be 50 feet long and now they're making them longer. It says no loading docks adjacent to residential property, that's pretty clear. This is a little unusual that they're already allowed to have this industrial property between residential on three sides. He said removing the equestrian easements because it was stated as unnecessary anymore is just not true. He said the easement should remain because that's the only thing that keeps motorized vehicles from racing up and down the Bridle Path.

Dan Engler (via Zoom) said he lives on the east side bordering the proposed project. He said he has been involved with the project since we first moved onto the property back in 2017. He said we fought the residential part of this and we're back to industrial. He said he is ok with industrial. He asked that the Commissioners pay attention to the exemptions that's being asked for closely that they're not just going to rubber stamp an exemption request. Mr. Engler stated that they asked the developer for an easement between properties to allay flooding concerns. He said he hopes the Commission makes the best decision.

Lisa Durgin (via Zoom), resident of Bridle Path, said she spoke at last month's meeting regarding the proposed public access trail easement. She said she agrees with and appreciates the decision to remove that element from the plan as it would have been a waste of the developers' time and money to create a trail that would go nowhere. She stated that everyone in her neighborhood that she has spoken with opposes adding an adjacent trail that would allow more illegal motorized vehicle traffic. She said she strongly disagrees with the idea of exempting the 39-acre parcel #10 from the requirements that would make Village Green a more compatible development with the surrounding properties. Other than the smaller industrial parcel that is not part of this immediate plan, the properties surrounding Village Green are all either lower medium density, suburban, rural or open space. The Spanish Springs Area plan visioning character statement which this plan purports to honor mentions rustic appearance, Western Heritage, rural character, and western character. All of the parts of the Village Green Commercenter plan that might have honored this statement are slated to be removed with the current proposed amendments. These amendments ask for exemptions for Appendix A, various architectural requirements, as well as low impact development and sustainability standards. These changes will, among other things, permit larger, taller, less aesthetically pleasing buildings, less landscaping, less attractive trees used in the landscaping, and will leave drainage issues, air, and light pollution. Any description of what lighting will be allowed on the buildings themselves seems to be absent, which is concerning considering the potential height of these buildings. As another example, under the current approved plan, 30% of the 39.1-acres may be covered by buildings as tall as 40 feet on parcel #10, and they're actually asking for more than that by asking to be exempted from the site coverage requirements. Ms. Durgin doesn't see how any of these changes contribute to implementing the vision and character statement of the Spanish Springs area. As a neighbor whose quality of life and property value will be impacted by these proposed amendments, Ms. Durgin asked the Commissioners to vote no.

Pat Caldwell (via Zoom), resident of 430 Tranquil Drive and lives within 750 feet of that building. Mr. Caldwell reference Eric's presentation about the master plan update. Mr. Caldwell stated that throwing out Appendix A of the Spanish Springs plan just muddies the water. Once again, making these one-off decisions to exempt a builder who has not clearly defined what this building will be, other than saying it is going to be for industrial use. It will create light pollution, noise pollution with loading docks. There are no real defined parameters around this building. Mr. Caldwell is surprised that the Commission would take action and vote on information that was not readily available from this parcel owner. Mr. Caldwell would appreciate if the Commission would reconsider a no-vote or table this motion until there is further information.

Cindy Thomas, resident of 365 Calle De La Plata, right next door to this property. Ms. Thomas said that the residents have taken so much of their time fighting this. They all came together as neighbors and approved putting the building in, because they didn't want houses. She said there is also a development across the street where there's going to be 300 houses. Ms. Thomas said she is confused as to why we can approve something and then the developer can make amendments after, so the residents have to come down here and fight them again. It's such a waste of our time. She said she was a little frustrated about having to be here again. We've already made the changes with what they wanted on their big building. They put in for all of the things they wanted, and now we're here again because they want to make more changes. Ms. Thomas is confused about what's going on for lot 8. She said she wasn't notified. She said she was sick of coming down here and wasting her time.

There was no further response to the call for public comment.

Mike Railey, the owner's representative, clarified that when this was going back through the system a few years ago it was apparent that there were discrepancies between the specific plan and the area plan that were missed. Mr. Railey said that nothing is changing, and it's clean-up and housing keeping, so that the plan can move forward as proposed before. With regard to the bridle path issue, he stated that the Bridle Path home owners have stated that there is no public access, it's building a trail to nowhere. That can come in if that access changes in the future.

#### Discussion by Commission:

Commissioner Phillips said she has several questions about the lights. Ms. Olander stated that the industrial standards used when an industrial building is adjacent to residential were recently updated. Article 414 requires that lighting structures that are more than 100 feet from residentially zoned properties shall not exceed 25 feet. She said code section 110 speaks to lighting, screening, and loading. The Village Green Plan was done years ago and this language was not yet written in our development code. Staff felt it was better to fall back on 110 versus the Village Green Plan, which is why the lighting portion was removed.

Commissioner Phillips said she is concerned about the compatibility of the surroundings. She said the easement is floating out there. She wants to see iron-clad guarantees to protect the neighbors and see that there aren't loopholes that could cause issues in the future. In response to Commissioner Phillips' concern, Ms. Olander stated there are no easements in the Village Green plan. The proposed easement along the perimeter has been removed. The easements are in Bridle Path, and that's not before you tonight and cannot be addressed. The equestrian easements on Bridle Path are a separate parcel.

Commissioner Flick asked about public improvements on street frontage on the highway. He said he is confused on the wording. He asked if the County is re-negotiating. He said it was clear last time that both sides of Calle De La Plata would get improved up to Pyramid, but now the the required sidewalk has been removed. Commissioner Flick asked if the improvements will be required or not. Ms. Olander stated that there will be other developments on Calle De La Plata and what is required of this development is not known yet. As developments come in and submit for permits, they would be required to improve Calle De La Plata. Staff left it up to the County Engineer. It will be decided at the time of the building permit process. Commissioner Flick said that two or three meetings ago Engineering required full improvements on the north side of the street; which was new news. Commissioner Flick is concerned that the County is giving up a lot in exchange for what they're getting back. He could support other things if the County get improvements. He asked how big the building will be. He asked why it's so important for an easement to be moved versus leaving as it is. Commissioner Flick said that he wants to get comfortable with these things. Ms. Olander stated the easement was moved because there wasn't connectivity and is now being removed. Part of the plan has a western equestrian theme. They thought people could ride their horses to

work, and it wasn't feasible. Staff thought it would be helpful to connect to Bridle Path, but they weren't in favor. Staff did not want to include a path that no one is going to use, just because it was there previously. Regarding the original question about improvements on Calle De La Plata; it was a burden for the developer. Developers are usually asked to improve the frontage of their property. Staff couldn't connect this development all the way out to Pyramid. The developer will be required to provide the infrastructure necessary at the time of building permit, which was deemed appropriate by the County Engineer.

Dwayne Smith, Director of Engineering and the County Engineer, thanked Planning Staff for the much clearer approach to the master plan amendment. Mr. Smith assured Commissioner Flick that the safety of the traveling public and pedestrians are paramount. He stated that whenever a project comes into the County and specifically within engineering, Staff will apply the development code as required to make sure that the developer meets the requirements of that project. That's a separate process from the Master Plan amendment work that the Commission has in front of them. As stated by Ms. Olander, the goal and the intent were to provide clarity and understanding to the developer regarding what they may be facing when they come in with the project. Mr. Smith stated that Staff would apply the full code at the point that the building permit request comes into the County and make sure all of those development code requirements are met. Commissioner Flick stated he wants to make sure the plan complies, and the County should get something in return for the consideration.

Commissioner Chesney stated the property's frontage has a huge drainage canal that runs down to holding ponds to the west; stating that curb and gutter is a pipe dream on that side of that street. Commissioner Chesney said there is enough clarification for a master plan amendment and that he can support it. He said the building permit process has checks and balances.

Commissioner Flick asked about maximum size of the building that can be placed on this parcel according to the information. Mr. Lloyd said the county code doesn't restrict building size except for minimum parking standards, drainage, and landscaping requirements. There isn't a maximum size. Mr. Lloyd pointed out that the County doesn't limit the size of a house or industrial building. Commission Chesney referenced Appendix A, which talks about setbacks and landscaping. He stated building and engineering will enforce all the codes. Mr. Lloyd provided clarification: there is a restriction within the Spanish Springs Area Plan with maximum coverage of 30%, which is one exception the developer is requesting.

**MOTION: Commissioner Chesney moved 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 WMPA21-0002 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required Spanish Springs Area Plan finding. Commissioner Chesney further moved to certify the resolution and the proposed Master Plan Amendments in WMPA21-0002 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.

**AND**

**Spanish Springs Area Plan Findings:**

- a) The amendment will implement the Vision and Character Statement.
- b) The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c) The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

**Commissioner Chvilicek seconded the motion, which passed with five in favor; one against – Commissioner Phillips; Commissioner Peyton – absent.**

- B. Abandonment Case Number (WAB21-0006 Liles) [For possible action] –** For hearing, discussion, and possible action to approve the abandonment of 13 feet of an existing 33-foot access easement on the western property line of APN 017-200-21. If the applicant's request is granted, the length of the easement to be abandoned is 205 feet, and the total area of the abandonment is 2,665 square feet.

- Applicant: Danelle Liles
- Property Owner: Kelly and Danelle Liles
- Location: 15755 Secret Pass Rd., Reno, NV 89521
- APN: 017-200-21
- Parcel Size: 1.574 acres
- Master Plan: Suburban Residential (SR)
- Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: Southeast Truckee Meadows
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner Trainee  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3618
- E-mail: [krstark@washoecounty.us](mailto:krstark@washoecounty.us)

Planner Katy Stark provided a presentation. Applicant Danelle Liles provided a presentation.

Commissioner Chesney asked whether the applicant agreed with Staff's recommendation for a 25 foot easement. Ms. Liles said it's not what she requested, stating she really wants 20.01. Commissioner Chesney asked Counsel about the requested change not being agendized. DDA Gustafson stated that the request was agendized for a 20 foot remaining easement and that any easement 20.01 feet or larger would be appropriate.

Commissioner Nelson asked Mr. Smith for his reasons for the 25 foot easement request. Mr. Smith noted that Staff conditioned it for 25 feet considering the originally presented need and other road maintenance needs such as plowing and drainage that can be impacted. Mr. Smith wasn't aware that there was a fence. He asked the applicant if the fences would remain in place. Ms. Liles stated nothing would be changed. Mr. Smith said that with the new information, Engineering can support reducing the impact to require a 21 foot easement.

Commissioner Flick asked whether the applicant could request a variance for the covered patio. Mr. Lloyd stated based on the new information, Staff and the applicant are in agreeance with a 21 foot easement. While a variance is possible, it is very stringent, which is why the applicant initially requested an abandonment instead of a variance.

There was no response to the request for public comment.

**MOTION: Commissioner Nelson moved 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 partially approve, with the amended conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0006 for Danelle Liles to include the abandonment of 12 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20:**

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Southeast Truckee Meadows; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Chesney seconded the motion, which passed with six in favor; none against; Commissioner Peyton – absent.

**C. [Abandonment Case Number WAB21-0007 \(Nachlinger Taylor\)](#) [For possible action]**  
– For hearing, discussion, and possible action to approve a partial abandonment of 16 feet of the existing 33-foot access easement on the northern property line of APN 150-221-04. If the applicant's request is approved, this would result in the length of easement to be abandoned at 158.13 feet, and the total area of abandonment at 2,530.08 square feet.

- Applicant/Property Owner: Kendrick Taylor Jr. and Janet Nachlinger
- Location: 15435 Fawn Lane, Reno, Nevada 89511
- APN: 150-221-04
- Parcel Size: 1.176 acres
- Master Plan: Suburban Residential
- Regulatory Zone: Low Density Suburban (LDS)

- Area Plan: Forest
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 2 – Commissioner Lucey
- Staff: Katy Stark, Planner Trainee  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3618
- E-mail: [krstark@washoecounty.us](mailto:krstark@washoecounty.us)

Planner Katy Stark provided a presentation. Applicants Kendrick Taylor and Janet Nachlinger did not have any questions but were available in Chambers to answer any questions.

Public Comment:

Charles Donohue, resident of 15445 Fawn Lane, is neighboring this proposed abandonment. He thanked Staff for answering his questions regarding this abandonment and the potential of impacting future access to his property. The principal access for these parcels is also Fawn Lane through a similar 35 foot easement, which was established in the patent at the time the parcels went out of federal ownership; as well as being established by parcel Map 1210 which was recorded in 1981 by Frederick Stole. The same parcel map 1210 was referenced when a 30-foot easement for ingress and egress was established over the patented 33 foot right of way on the southern portion of APN's 150-221-04, 150-221-05, and 150-221-06. This 30-foot easement was recorded in 1988. Mr. Donohue said he recognizes the Taylor-Nachlinger request to abandon a portion of this easement through their property line to the north of their home. His research on the issue and comments from Truckee Meadows Fire Protection District regarding maintaining a 20-foot easement for fire apparatus access have him concerned regarding the principal access to the site, particularly during a wildland fire. His research and discussions with neighbors indicate that landscaping, installation of fencing, and a rockery wall have been placed within the 33-foot and 30-foot easements to the north and the south. He attached an aerial photo highlighting these restrictions which are less than 20 feet and confirm the measurement in the southern portion of APN 150-221-06. He said that the fence was constructed without the benefits of a permit or having gone through the abandonment process. Mr. Donohue said he wouldn't want access by the local Fire Protection compromised during a fire, considering Fawn Lane does not benefit from fire suppression hydrants and because the Health Department recently excluded this area from pile burning to reduce fuel loads for air quality purposes. Washoe County staff recommends the approval of the modified abandonment of the 33-foot easement to the north to 20 feet. Mr. Donohue said that he could support that. He requested the County ensure that the Fire Protection District can access this modified easement to ensure that the existing public life and safety issues are not compromised.

There was no further response to the call for public comment. There were no questions or discussion by the Commission.

**MOTION: Commissioner Chesney moved 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 partially approve, with the conditions included as Exhibit A to this matter, Abandonment Case Number WAB21-0007 for Kendrick Taylor Jr. and Janet Nachlinger to include the abandonment of 13 feet of a 33-foot public access easement, having made all three findings in accordance with Washoe County Code Section 110.806.20:**

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Forest Area Plan; and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Phillips seconded the motion, which passed with six in favor; none against; Commissioner Peyton – absent.

D. **Abandonment Case Number WAB21-0009 (Rock Springs Solar)** [For possible action] – For hearing, discussion, and possible action to approve an abandonment of a 50ft wide access and public utility easement along the southern property lines of APNs 074-061-29 and 074-061-30. If the applicant's request is approved, the length of the easement to be abandoned is 1479.67 linear feet and the total area of abandonment is 73,983.5 square feet.

- Applicant: CED Rock Springs Solar, LLC with permission of property owners
- Property Owner(s): Linda Bell and Tina Hampe
- Location: Approximately ¼ mile west of the intersection of Rainbow Way and Indian Lane
- APN(s): 074-061-29, 074-061-30
- Parcel Size: 10.934 and 10.872 acres
- Master Plan: Rural
- Regulatory Zone: General Rural
- Area Plan: High Desert
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3628
- E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

Planner Dan Cahalane provided a presentation. Representative Joan Heredia did not have a presentation but was available via Zoom for questions.

There was no response to the request for public comment.

Commissioner Phillips asked if the lease makes a difference in how the parcel is used. Mr. Cahalane stated that the Planning Commission has previously approved the use, so it makes no difference.

DDA Gustafson asked the board to include "as conditioned in Exhibit A" in their motion, as it was left out of the motion language on the first page.

**MOTION: Commissioner Chesney moved 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 approve Abandonment Case Number WAB21-0009 for CED Rock Springs Solar LLC, having made all three findings in accordance with Washoe County Code Section 110.806.20, as conditioned in Exhibit A.

1. **Master Plan.** The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the High Desert and
2. **No Detriment.** The abandonment or vacation does not result in a material injury to the public; and
3. **Existing Easements.** Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Chvilicek seconded the motion, which passed with six in favor; none against; Commissioner Peyton – absent.

E. **Master Plan Amendment Case Number WMPA21-0005 (North Valleys CMA) [For possible action]** – For hearing, discussion, and possible action to approve a master plan amendment to the North Valleys Area Plan, Appendix A- Character Management Plan Map, for the purpose of removing up to 421 parcels from the North Valleys Rural Character Management Area in order to correct non-conforming regulatory zones. Of the 421 parcels that are the subject of this request, 268 parcels were formally in the Reno-Stead Corridor Joint Plan area and 153 other parcels in the vicinity are almost completely surrounded by the City of Reno; and if approved, authorize the chair to sign a resolution to this effect. Any approval would be subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities.

- Applicant: Washoe County Planning Division
- Property Owner: See Exhibit A – Noticing
- Location: Generally, the former Reno-Stead Joint Corridor Plan Area
- APN: See Exhibit A – Noticing
- Parcel Size: Varies
- Master Plan: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)
- Regulatory Zone: Low Density Suburban (LDS), Medium Density Suburban (MDS), General Rural (GR), High Density Rural (HDR), Open Space (OS), Parks and Recreation (PR), Public and Semi-Public Facilities (PSP)
- Area Plan: North Valleys
- Development Code: Authorized in Article 820
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane and Chris Bronczyk, Planners  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3628 (Dan); 775.328.36xx (Chris)
- E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us);  
[cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

Planner Dan Cahalane provided a presentation.

Public Comment:

Mary JoKivi, resident in the Horizon Hills subdivision, said that she is not representing everybody from the Horizon Hills, just our own parcels that we own up there. For those of us that attended the meetings, both virtually and at the public meeting workshop, we were against having Horizon Hills included in this. Ms. JoKivi asked the Commission to support option 2 and leave us out of it. Ms. JoKivi understands that it makes it a little more difficult for Staff, but it keeps the rural character out there, and we would like to keep it with the rural title on it. We know it doesn't change how many horses we can have, but we do like the rural title for our subdivision. Thank you.

Andy Gordon (via zoom) from Paradise Valley, AZ is speaking on behalf of residents in Black Springs. He said he appreciates all the hard work of Staff and the Commission. He said he was a Vista volunteer in the 1960s in what was known as Black Springs, Nevada; the name was changed to Grand View Terrace in the 1990s. Perhaps the name should be "masonry model building view," as it's the only property on that map between Martin Luther King Memorial Highway and North Virginia Street. Mr. Gordon has stayed in contact with people in Black Springs who weren't aware of the details of this. Mr. Gordon understood it as a correction for nonconforming regulatory zones, but the community members did not feel they fully understood what was going on. The only in person meeting was not held in Grandview Terrace or Black Springs, where Washoe County has a park – The Martin Luther King Memorial Park and the Westbrook Community Center. Mr. Gordon said it would be appropriate to hear those voices. He said there was a book written about the history of Black Springs called 'A Cry for Help' by Helen Townsell, who couldn't attend the meeting. Those papers from 1950 of rural Black Springs community are now at the Nevada Historical Society. He stated the six elements that are looked at in planning don't seem to embrace history and heritage, which this community has quite a bit of. The street names are named after historical figures such as John F Kennedy, Malcolm, and the Westbrook family. Mr. Gordon encouraged the Commission not to take a vote today. He asked that they make sure to get feedback from members in Black Springs or Grand View Terrace.

Michael Salmon, Horizon Hills property owner, stated he echoes Mary's comments. He thanked Staff for considering option 2.

Debi Christenhusz, 40-year resident of Horizon Hills, said encouraged the Commission to go with option 2. She said the community doesn't want to be part of the city and that they want to keep their rural standing. Ms. Christenhusz stated she wants the lots to be legal again.

Lacey Kerfoot noted an email was received and posted online and provided to the Commission from Debbie Woods.

There was no further response for public comment.

Discussion by Commission:

Commissioner Chvilicek inquired about outreach to the Grand View Terrace community members. Mr. Cahalane noted Grand View Terrace was noticed and that Staff held several meetings both online and in person at the North Valleys Community Center. Staff went to the public instead of having them come down to the County Chambers. Commissioner Chvilicek asked if Grand View Terrace is tier one or tier two. Mr. Cahalane showed the map; it's in the tier two area. Commissioner Chvilicek asked if this information could be shared with the Grand View Terrace community, which would put many people at ease.

Commissioner Flick asked the difference between tier one and tier two in terms of Staff time. Mr. Cahalane said that it's difficult to determine future staff costs between option 1 and option

2. Staff notes that option 2 deals with Horizon Hills, which is in a tier three zone and unlikely to undergo a master plan amendment in the near future. Therefore, it's unlikely to cause additional staff time but it does create the potential for not being able to change those parcels within the already designated master plan category. Most are designated for medium-density suburban, whereas other areas could come in for a regulatory zone increase to high-density suburban. Commissioner Flick asked how much Staff time it would take to complete it. Mr. Cahalane said it would be hard to say, but probably minimal.

Commissioner Phillips asked how long Horizon Hills has been an established County development. Mr. Cahalane said that he believes Horizon Hills was constructed in the 1960s and 70s, but is not sure of the exact timeframe. As a transplant, he doesn't have the institutional knowledge that some others on staff do. However, Mr. Cahalane noted that Horizon Hills has been there longer than the recent Regional Plan update and Character Management plan of 2010. Commissioner Chvilicek complimented Staff for dealing with multiple factors and bringing it into compliance. Chair Donschick appreciated the options and considering the community feedback.

**MOTION: Commissioner Chvilicek noted she is making a motion for option 2; RCMA from 253 of the 421 parcels exempting the parcels within horizon hills subdivision as noted by Staff because horizon hills is tier three. She moved 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 as Attachment [Exhibit] B of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d), and having made the required North Valleys Area Plan findings. Commissioner Chvilicek further moved to certify the resolution and the proposed Master Plan Amendments in WMPA21-0005 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 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.

**AND**

**North Valleys Area Plan Findings:**

1. **Character Preserved.** The amendment will further implement and preserve the Vision and Character Statement.
2. **Consistency with the Area Plan.** The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
3. **Public Welfare.** The amendment will not conflict with the public's health, safety or welfare

Commissioner Nelson seconded the motion, which passed with six in favor; none against; Commissioner Peyton – absent.

**F. Tentative Map Case Number WTM21-007 (Village Parkway) [For possible action] –**

For hearing, discussion, and possible action to approve a tentative subdivision map for 166 detached single family dwelling units and 183 attached single family dwelling units in a common open space development on 3 parcels totaling 124.6 acres and associated major grading for 57.5 acres of ground disturbance, 326,548 cy of cut and 255,214 cy of fill for the proposed tentative map.

- Applicant/Property Owner: Lifestyle Homes TND, LCC
- Location: West side of Village Parkway, north of Cold Springs Drive
- APN(s): 087-400-11, 087-400-23, 087-400-24
- Parcel Size: 124.6 acres total
- Master Plan: Rural, Suburban Residential
- Regulatory Zone: 62.1% General Rural, 37.9% High Density Suburban
- Area Plan: Cold Springs
- Development Code: Authorized in Article 608
- Commission District: 5 – Commissioner Herman
- Staff: Dan Cahalane, Planner  
Washoe County Community Services Department  
Planning and Building
- Phone: 775.328.3628
- E-mail: [dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

Planner Dan Cahalane provided a presentation. Applicant Representative, Mike Railey, provided a presentation.

There was no response to the request for public comment.

**Discussion by Commission:**

Commissioner Phillips stated she likes the lower cost and targeted need for this area. She asked about the maximum height of the attached homes. Mr. Cahalane said high-density suburban has a maximum height of 35 feet, which cannot be exceeded. Mr. Railey said they are two-story townhomes; no three story units.

Commissioner Chvilicek stated they used to have an 'approved, but not built' in the packets. Mr. Lloyd stated it wasn't added. She requested that it becomes practice again. Commissioner Chvilicek stated Lifestyle Homes has brought many changes and tentative map changes before the Commission; she asked how much more the Commission can expect. Mr. Railey stated the goal is to title out all of the developer's holdings to keep up with demand and keep

the workers working in the unforeseeable future. In Cold Springs, Woodland Village has been being built out. There is another map off of Cold Springs Drive that was recently approved with 42 units. Commissioner Chvilicek stated it's not meant as a criticism, but it's exhaustive to have the public try to keep up with this. She said usually the community tunes in when there is a concept, but it gets hard to compare the current information with the concept. She implores the need for public input since CAB's response has been curtailed significantly. Peter Lisner said the developer decided some time back to come all at once, since it's painful for all of us. He said his father is 80 and it would be good for the family to make sure everything is cleaned up. Mr. Lisner said the family has had the land for 30 years and they're finally making things happen; it's on purpose to bring it all at once. Commissioner Chvilicek stated she had been involved with Lifestyle Homes since her time on CAB, probably 30 years.

Chair Donshick asked for clarification about the adjustment with setbacks. Mr. Cahalane stated Staff's opinion is that it's cleaner to go with code because special setbacks are confusing for homeowners down the road. Still, Staff has no issue in terms of health safety or welfare to modify setbacks as proposed by the applicant. There are a variety of needs in evaluating the setbacks, which include regulatory, economic, and aesthetic. It's the opinion of Staff that it is easier to administer the setbacks as proposed; however, Staff has no strong objection to the applicant's proposal. She reiterated the request for clarification. Mr. Cahalane highlighted the specific language from the applicant's presentation that requested front yard setbacks shall allow for articulation and maintain a minimum of 10 feet with an overall average of 15 feet and leave side and rear at 10 feet, which was in their original request as a 10 foot front yard setback and 20 foot setback for the garage.

Chair Donshick stated that Mr. Cahalane's Staff report states something different. He said he is requesting to follow 110.406.05, Table 1, Part 1-4. Mr. Cahalane stated that it's on page 8 of Exhibit A, condition 1(v), ii, 1 and 2. Chair Donshick clarified that Staff wants to go with 1 and 2. Mr. Cahalane stated the applicant would like to change it to be a different condition. Commissioner Chesney said we need the specific setbacks in order to modify the motion. Mr. Railey said every house needs a 20-foot garage setback, but we don't want to stack every house at the same setback, which has come up in the past. In order to accomplish that, the developer is proposing a minimum of 10-foot frontyard setback with average of 15 foot setbacks. It's a hybrid of what's in the staff report, without changing the side or rear set backs.

Commissioner Flick asked about current road conditions and impact on road conditions. Mr. Railey said the Cold Springs Area Plan has a level of service 'C.' RTC is under service level 'D.' Cold Springs is held to a higher standard. A traffic study has been completed with mitigations to meet the service level 'C.' He noted Paul Solague is available to answer questions.

Commissioner Chvilicek stated for clarification, as we go through the motion, it would be a minimum of 10 feet with average of 15 feet for all detached single-family residences. Mr. Railey explained the square footage and lot sizes vary. He noted the developer is requesting that all single-family, detached lots have a minimum front yard setback of 10 feet, with an overall average of 15. Secretary Lloyd asked the Chair for a brief recess.

Chair Donshick called for a recess at 8:49 p.m. Chair Donshick called the Commission back to order at 8:52 p.m.

Mr. Cahalane noted that the staff decided to go with a front yard setback of 10 feet, side yard of 5 feet, and back yard of 10 feet for all detached, single-family residences. Chair Donshick asked Counsel if there were any legal issues with the proceedings; DDA Gustafson stated she doesn't see any legal issues.

Recording Secretary, Lacey Kerfoot, read into the record that Staff received eight voicemails for this item prior to the June Planning Commission meeting from: Carmen Jones, Emily Pecka, Jonnie Maderas, Ken Butler, Marie Butler, Michelle Butler, Phyllis Foster and Shannon;

as well as four emailed public comments from: Irene Crouse, Stacey Dinan, Laurel Quam and Andrea Corbett. Before the Planning Commission meeting, all public comments were provided to the Commissioners and posted to the Washoe County website.

**MOTION: Commissioner Chesney moved 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 approve Tentative Subdivision Map Case Number WTM21-007 for Lifestyle Homes TND, with the conditions included as Exhibit A to this matter, having made all ten findings in accordance with Washoe County Code Section 110.608.25, as amended in the meeting for Condition 1.v(ii):**

- 1) **Plan Consistency.** That the proposed map is consistent with the Master Plan and any specific plan;
- 2) **Design or Improvement.** That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) **Type of Development.** That the site is physically suited for the type of development proposed;
- 4) **Availability of Services.** That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) **Fish or Wildlife.** That neither the design of the subdivision nor any proposed improvements are likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) **Public Health.** That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) **Easements.** That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) **Access.** That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) **Dedications.** That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) **Energy.** That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

**Commissioner Chvilicek seconded the motion, which passed with six in favor; none against; Commissioner Peyton – absent.**

#### **10. Chair and Commission Items [Non-action item]**

##### **A. Future agenda items**

Commissioner Chvilicek asked Secretary Lloyd to remind Staff about "planned, but not yet built."

##### **B. Requests for information from Staff**

Commissioner Chvilicek asked that Secretary Lloyd provide the Planning Commission with links to the Master Plan Update website and all documents referred to by Planner Eric Young during his status report.

**11. Director's and Legal Counsel's Items [Non-action item]**

A. Report on previous Planning Commission items

Secretary Lloyd stated that the Board of County Commissioners approved the Silver Hills Tentative Map's appeal, overruling the Planning Commission's denial.

Secretary Lloyd also reported that the Board of County Commissioners voted to dissolve the Citizen Advisory Boards (CABs) as they are currently structured. Mr. Lloyd stated that he would brief the Planning Commission regarding the future structure of the CABs as updates become available.

B. Legal information and updates

DDA Gustafson did not have any legal information or updates.

**12. Public Comment [Non-action item]**

There was no response to the request for public comment.

**13. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:59 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on October 5, 2021.

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Trevor Lloyd  
Secretary to the Planning Commission