



# WASHOE COUNTY

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## STAFF REPORT BOARD MEETING DATE: January 10, 2017

**DATE:** December 16, 2016  
**TO:** Board of County Commissioners  
**FROM:** Trevor Lloyd, Senior Planner, Planning and Development,  
Community Services Department, 328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)  
**THROUGH:** William H. Whitney, Division Director, Planning and Development,  
Community Services Department, 328-3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)  
**SUBJECT:** Regulatory Zone Amendment Case Number RZA16-005 --- Public Hearing and possible action:

(1) To adopt, adopt with modifications, or deny an amendment to the South Valleys Regulatory Zone Map, changing the regulatory zone of three adjacent parcels totaling ±40.12 acres from Low Density Rural (LDR – one dwelling unit per 10 acres) to ±34.86 acres of Medium Density Rural (MDR – one dwelling unit per 5 acres) and ±5.26 acres of General Rural (GR – one dwelling unit per 40 acres); and

(2) To affirm, modify, or reject the findings of fact of the Washoe County Planning Commission recommending approval of the requested regulatory zone amendment; and

(3) If adopted, to direct the Director of the Planning and Development Division to sign and certify the amended South Valleys Regulatory Zone Map; and

(4) If adopted, to authorize the Chair to sign a Resolution adopting the amendment to the South Valleys Regulatory Zone Map.

- Owner/Applicant: Harry Fry
- Location: Steamboat Rural Transition Mixed Use Character Management Area; South of Marango Road, approximately 3000 feet south of the intersection of Toll Road and Ravazza Road
- Assessor’s Parcel No: 050-571-24, 050-571-25, 050-571-26
- Parcel Size: ±13.13, ±13.34 and ±13.65 acres (±40.12 acres total)
- Current Regulatory Zone: Low Density Rural (LDR)
- Proposed Regulatory Zones: Medium Density Rural (MDR) and General Rural (GR)
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 821, Amendment of Regulatory Zone
- Section/Township/Range: Sec 3, T17N, R20E, MDM

(Commission District 2.)

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

**SUMMARY**

This is a request to change the regulatory zone on ±40.12 acres from Low Density Rural (LDR) to ±34.86 acres of Medium Density Rural (MDR) and ±5.26 acres of General Rural (GR) on three parcels located South of Marango Road, approximately 3000 feet south of the intersection of Toll Road and Ravazza Road

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

**PREVIOUS ACTION**

On November 16, 2016, the Washoe County Planning Commission heard the Regulatory Zone Amendment request and recommended adoption. The Planning Commission recommended adoption by a vote of five in favor, none opposed, and one absent.

On August 8, 2016, the South Truckee Meadows/Washoe Valley Citizen Advisory Board reviewed the proposed regulatory zone amendment and unanimously recommended approval.

**BACKGROUND**

The applicant seeks to amend the South Valleys Regulatory Zone Map for the purpose of increasing the allowable residential density on three parcels totaling ±40.12 acres. The proposal would increase the potential number of dwelling units from 3 units to 7 units.

The property currently has an LDR regulatory zone which allows one dwelling unit per 10 acres. All three properties are vacant, however there is a driveway that crosses the middle property (APN: 050-571-25). The surrounding properties have LDR regulatory zones to the north, south and west; Open Space regulatory zone to the east; and, High Density Rural (HDR) regulatory zone diagonally to the northwest. The LDR and MDR regulatory zones have the same front yard setbacks of 30 feet, however, the side yard setbacks are 50 feet for the LDR regulatory zone and 15 feet for the MDR regulatory zone. The proposed amendment will establish 34.86 acres of MDR and 5.26 acres of GR, increasing the allowable density for all three properties from 3 lots to 7 lots.

**FISCAL IMPACT**

No fiscal impact.

**RECOMMENDATION**

It is recommended that the Board of County Commissioners affirm the findings of the Planning Commission (listed below), adopt Regulatory Zone Amendment Case Number RZA16-005 (Marango Road Amendment) amending the Regulatory Zone on three adjacent parcels totaling ±40.12 acres from Low Density Rural (LDR) to ±34.86 acres of Medium Density Rural (MDR) and ±5.26 acres of General Rural (GR), affirm the following findings of fact of the Washoe County Planning Commission and direct the Director of the Planning and Development Division to sign and certify the amended South Valleys Regulatory Zone Map. It is further recommended that the Board authorize the Chair to sign a Resolution (Attachment A) adopting the amendment to the South Valleys Regulatory Zone Map (Regulatory Zone Amendment Case Number RZA16-005).

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions, More Desirable Use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **POSSIBLE MOTION**

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

“Move to adopt an amendment to the South Valleys Regulatory Zone Map, changing the regulatory zone on three adjacent parcels totaling ±40.12 acres from Low Density Rural (LDR) to ±34.86 acres of Medium Density Rural (MDR) and ±5.26 acres of General Rural (GR), affirm the following findings of fact of the Washoe County Planning Commission and direct the Director of the Planning and Development Division to sign and certify the amended South Valleys Regulatory Zone Map. It is further recommended that the Board authorize the Chair to sign a Resolution (Attachment A) adopting the amendment to the South Valleys Regulatory Zone Map (Regulatory Zone Amendment Case Number RZA16-005).”

Attachments: A – Resolution

B – Planning Commission Staff Report for RZA16-005

cc:

William Whitney, Planning and Development Division Director

Harry Fry, 761 Greenbrae Drive, Sparks, NV 89431

Allen Gray and Ed Thomas, Gray and Associates, 130 Vine Street, Reno, NV 89431



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
P.O. Box 11130  
Reno, Nevada 89520  
(775) 328-2005

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE  
SOUTH VALLEYS REGULATORY ZONE MAP  
(RZA16-005 – MARANGO ROAD AMENDMENT)**

**WHEREAS,**

- A. An application was submitted for a regulatory zone amendment on three adjacent parcels totaling  $\pm 40.12$  acres (APN: 050-571-24, 25 & 26) located in the South Valleys Area Plan, changing the regulatory zone from Low Density Rural (LDR) to  $\pm 34.86$  acres of Medium Density Rural (MDR) and  $\pm 5.26$  acres of General Rural (GR) as set forth in Exhibit A attached hereto;
- B. On November 16, 2016, the Washoe County Planning Commission held a duly noticed public hearing; determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment; recommended adoption of the amendment by Resolution Number 16-18; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
  2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
  3. Response to Changed Conditions, More Desirable Use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
  4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
  5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
  6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of

the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

- C. The amendment to the South Valleys Area Plan Regulatory Zone Map was referred to this Board pursuant to Washoe County Code Section 110.821.30 to adopt, adopt with modification or deny the findings of the Planning Commission and adopt such parts thereof as may practicably be applied to the development of the county;
- D. This Board held a duly noticed public hearing on January 10, 2017, and desires to adopt the Regulatory Zone Amendment as specified in Exhibit A to this Resolution;

**NOW THEREFORE BE IT RESOLVED,**

1. That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the South Valleys Area Plan Regulatory Zone Map (Regulatory Zone Amendment Case Number RZA16-005), as provided in Attachment A attached hereto.

ADOPTED on January 10, 2017.

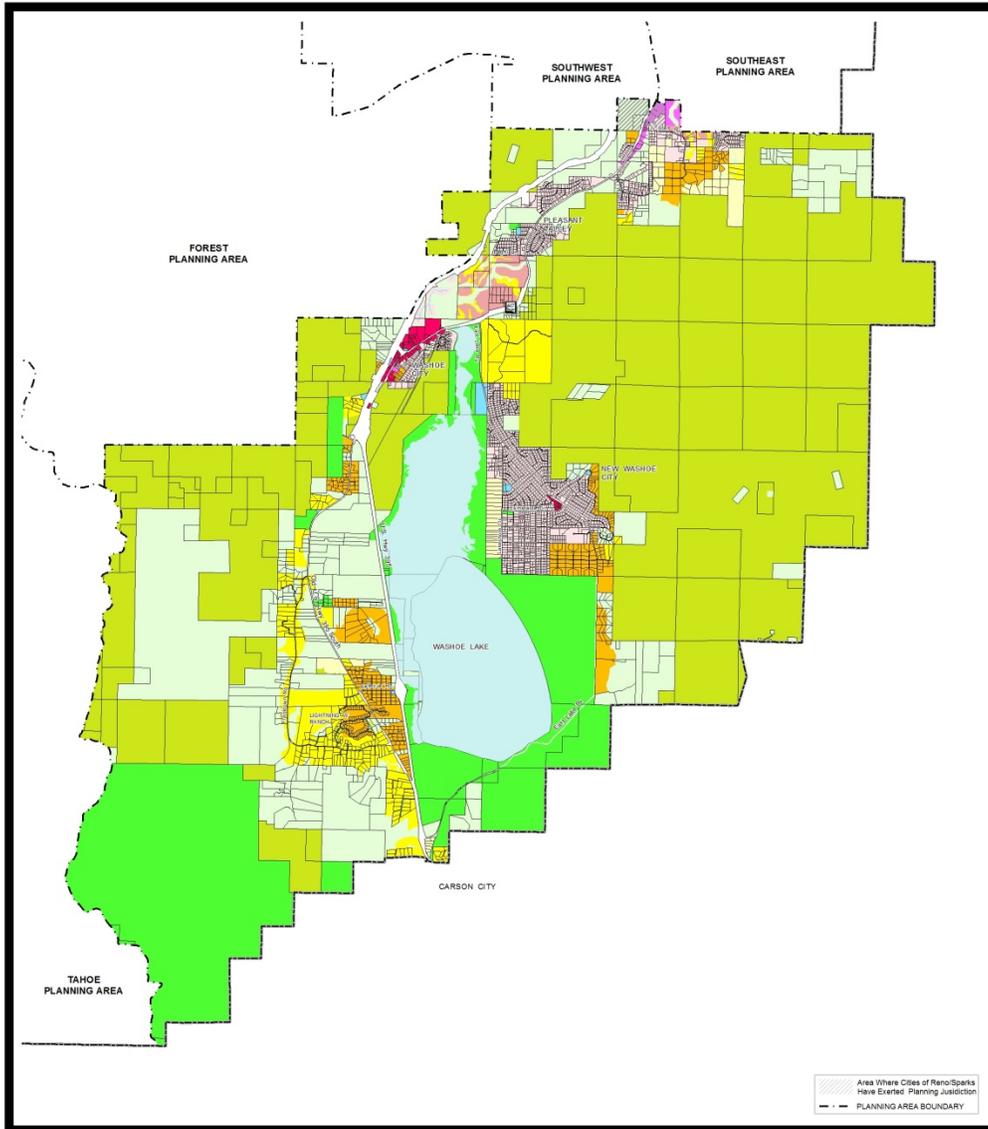
**WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS**

By: \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk

# EXHIBIT A RZA16-005 SOUTH VALLEYS REGULATORY ZONE MAP



## SOUTH VALLEYS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f0c0c0; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e08080; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0504d; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a0522d; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c1c1c1; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #a9a9a9; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/WATER BODY</li> </ul>
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PLANNING AND DEVELOPMENT DIVISION PC Date: November 16, 2019  
BCC Adoption Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROPRIATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

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CERTIFICATION  
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: \_\_\_\_\_ DIRECTOR

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600



# Planning Commission Staff Report

Meeting Date: November 16, 2016

Subject: Regulatory Zone Amendment Case Number. RZA16-005

Applicant(s): Harry Fry

**Agenda Item Number: 7B**

Proposed amendment: To amend the regulatory zone within the South Valleys Area Plan from the Low Density Rural Regulatory Zone to the Medium Density Rural and General Rural Regulatory Zones

**Recommendation: Approval**

Prepared by: Trevor Lloyd, Senior Planner  
Washoe County Community Services Department  
Division of Planning and Development

Phone: 775.328.3620

E-Mail: [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)

## **Description:**

**Regulatory Zone Amendment Case Number RZA16-005 (Marango Road)** – Hearing, discussion, and possible action to recommend approval of an amendment to the South Valleys Regulatory Zone Map, changing the regulatory zone from Low Density Rural (LDR) to Medium Density Rural (MDR) and General Rural (GR) on three adjacent parcels totaling 40.12 acres in size. The proposed amendment will establish 34.86 acres of MDR and 5.26 acres of GR.

- Applicant/Owner: Harry Fry
- Location: Steamboat Rural Transition Mixed Use Character Management Area; South of Marango Road, approximately 3000 feet south of the intersection of Toll Road and Ravazza Road
- Assessor's Parcel Numbers: 050-571-24, 050-571-25, 050-571-26
- Parcel Size: 13.13 acres, 13.34 acres, 13.65 acres (±40.12 acres total)
- Master Plan Category: Rural Residential
- Current Regulatory Zone: Low Density Rural
- Proposed Regulatory Zones: Medium Density Rural and General Rural
- Area Plan: South Valleys
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 2 – Commissioner Lucey
- Section/Township/Range: Section 3, T17N, R20E, MDM, Washoe County, NV

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### **Explanation and Processing of a Regulatory Zone Amendment**

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 6.

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

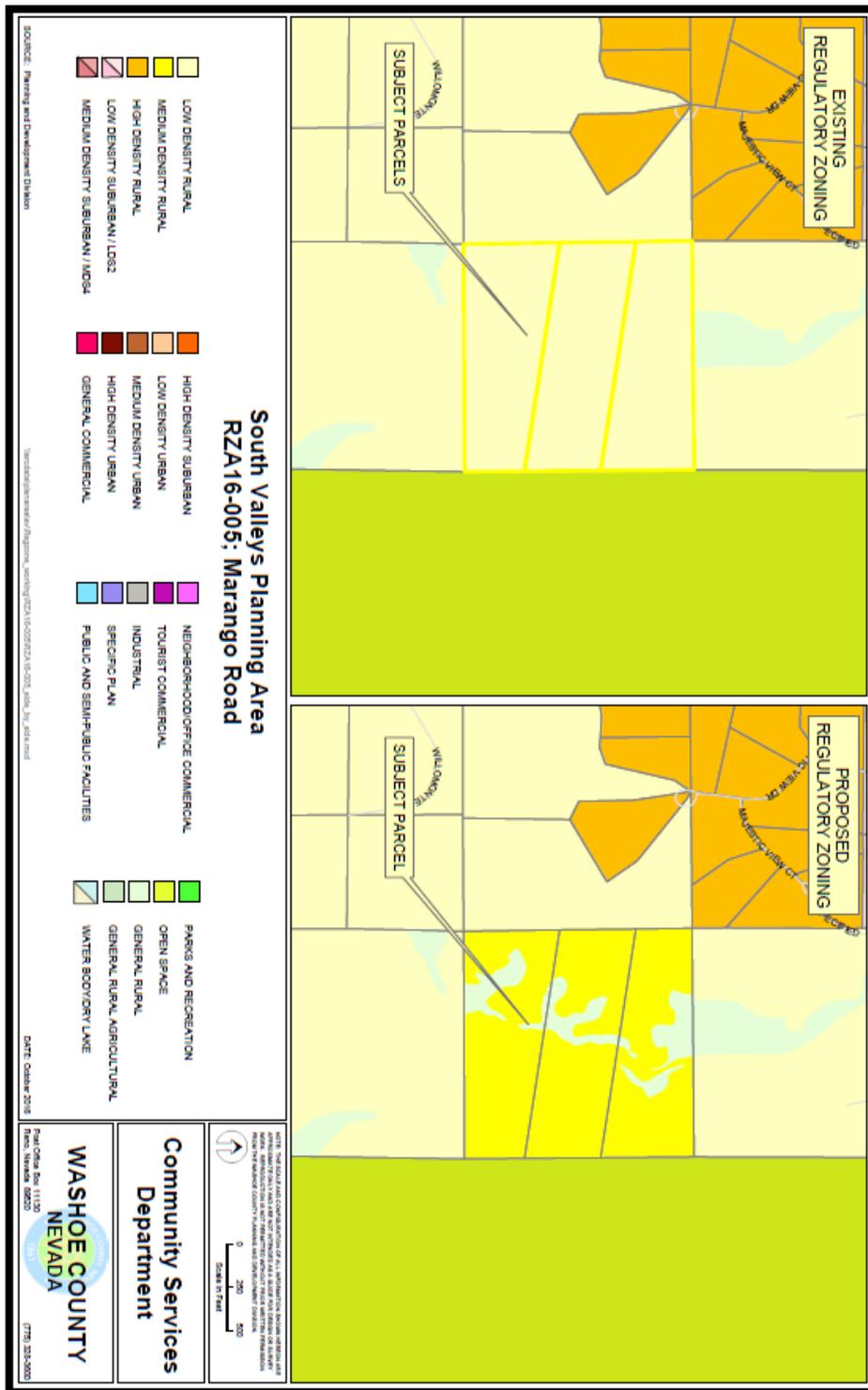
Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Washoe County Code Chapter 110, Article 821 and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Washoe County Code Chapter 110, Article 821, *Amendment of Regulatory Zone*. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Washoe County Code Section 110.821.20. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.





**Side by Side Comparison**  
**Existing Regulatory Zone Map & Proposed Regulatory Zone Map**

## **ANALYSIS**

The applicants requested a regulatory zone amendment on three properties with an existing regulatory zone of Low Density Rural (LDR) to Medium Density Rural (MDR) for an overall density of 7 units throughout the 40 acres. Following a review of the slope analysis, staff asked the applicants to change their request to include General Rural (GR) regulatory zone to reflect the areas with slope over 30 percent. The applicant has since modified their request to reflect the GR regulatory zone. The change will now allow for a maximum density of 7 units throughout the 40 acre property.

### **Current Conditions**

The property currently has an LDR regulatory zone which allows one dwelling unit per 10 acres. All three properties are vacant, however there is a driveway that crosses the middle property (APN: 050-571-25). The surrounding properties have LDR regulatory zones to the north, south and west; Open Space regulatory zone to the east; and, High Density Rural (HDR) regulatory zone diagonally to the northwest. The LDR and MDR regulatory zones have the same front yard setbacks of 30 feet, however, the side yard setbacks are 50 feet for the LDR regulatory zone and 15 feet for the MDR regulatory zone. The proposed amendment will establish 34.86 acres of MDR and 5.26 acres of GR, increasing the allowable density for all three properties from 3 lots to 7 lots.

### **Change of Conditions**

There have been a number of new homes constructed in the immediate area since the South Valleys Area Plan was last updated. Additionally, the properties immediately to the northwest have a regulatory zone of HDR with an average lot size of under 3 acres within that development. The applicants have conducted a slope analysis and have demonstrated that most of the property has slopes less than 30%. Those areas of slopes greater than 30% shall be changed to a GR regulatory zone to reflect those severely constrained areas. Smaller areas of over 30% slope that are under 1/3 acre in size shall not be designated GR. This practice reflects the policy established in the Truckee Meadows Regional Plan.

### **Consistency with Master Plan and Regulatory Zone Map**

The subject properties are located within the Steamboat Valley Rural Transition Mixed Use Community Management Area of the South Valleys Area Plan. The proposed MDR regulatory zone is an allowed use within the Steamboat Rural Transition Mixed Use Community Management Area and there are no policies within the South Valleys Area Plan that would conflict with the request to amend the properties to MDR.

**Compatible Land Uses**

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed Regulatory Zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

**Compatibility Rating of  
Proposed Regulatory Zone with  
Existing Regulatory Zones on Adjacent Parcels**

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
Property to the South		
MDR/GR	Low Density Rural (LDR)	High
Property to the North		
MDR/GR	General Rural (GR)	Medium
	Low Density Rural (LDR)	High
Property to the East		
MDR/GR	Open Space (OS)	High
Property to the West		
MDR/GR	Low Density Rural (LDR)	High

High Compatibility:	Little or no screening or buffering necessary.
Medium Compatibility:	Some screening and buffering necessary.
Low Compatibility:	Significant screening and buffering necessary.

### **Desired Pattern of Growth**

The land uses found in the South Valleys planning area reflect a rural character. While some parts of the South Valleys are developed in a pattern typical of more suburban areas, overall the area's communities enjoy a decidedly rural feel. The proposed regulatory zones of MDR and GR retain the rural character envisioned within this area plan.

### **Availability of Facilities**

The subject properties are not served by community water or sewer. Upon development, these properties will require the establishment of well and septic systems, in keeping with the proposed rural designations of the subject properties.

### **South Valleys Area Plan Assessment**

The proposed regulatory zone amendment complies with the Area Plan's Character Statement and policies. The applicants are proposing a rural regulatory zone which is consistent with the character statement and all of the policies specific to the Steamboat Valley Rural Character Management Area. Furthermore, the re-designation of the properties with steep slopes over 30 percent to General Rural (from Low Density Rural) will further preserve the vision of the South Valleys Area Plan.

SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys' character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.

*Staff Response: The application is a request for an intensification from 3 lots to a maximum of 7 lots. The proposed intensification does not impact the sustainable management of the area's natural resources. The proposed amendment will ensure that future development will preserve the constrained portions of the property. There are no endangered species within close proximity to the subject property and no identified migration routes or sensitive habitat areas in or around the property.*

**Goal Three: Steamboat Valley Rural Transition Character Management Area. Establish and support the development of a small mixed-use district that will provide a transitional area between the urban character areas within the incorporated City of Reno to the north the rural character of the Steamboat and Pleasant Valleys.**

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses.

Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

*Staff Response: The proposed Medium Density Rural (MDR) regulatory zone responds well to the desired land use pattern helping to create an appropriate mix of residential uses within the area.*

SV.3.5 Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.

*Staff Response: At the time of a future request to subdivide the subject properties, staff will submit those applications to the State Historic Preservation Office (SHPO) for review and comment regarding the preservation/protection of any potential cultural and historic resources on site.*

SV.12.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance and enforcement of design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.

*Staff Response: Any grading/development on site will require compliance with Washoe County Code (WCC) Chapter 110, Article 438 (Grading) and Article 424 (Hillside Development). Compliance with these code provisions will ensure that future grading will be limited and the hillsides will be preserved.*

SV.12.3 The grading design standards referred to in Policy SV.12.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

*Staff Response: The subject properties contain gentle to steep slopes. The grading standards in Policy SV.12.2 mirror the standards found in WCC Chapter 110. Staff will ensure that future development complies with all grading requirements of WCC Chapter 110 and the South Valleys Area Plan.*

SV.12.5 Viewsheds and ridgelines shall be protected from significant degradation. Development near ridgelines should blend with the natural contours of the land and shall be sited in such a way so as not to create a silhouette against the skyline. Ridgeline areas that skyline are those viewed from any scenic corridor at a distance of 2.5 miles or less. Corridors for Washoe Valley include U.S. Highway 395, Eastlake Boulevard and Franktown Road. While full mitigation of development impacts may not be reasonable, negative impacts to the views throughout Washoe Valley should be minimized.

SV.12.6 Even though development on slopes greater than 15 percent is discouraged, development on said slopes shall be managed in conjunction with all Washoe County Development Code requirements, such as Article 424, *Hillside Development*, as applicable. Requirements include minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

*Staff Response: All ridgelines and slopes over 30 percent will be protected from development as these areas are recommended to be amended to the General Rural regulatory zone. Additionally, any grading on slopes over 30 percent will require the approval of a special use permit.*

**Goal Twenty-four: Water resources will be supplied to land uses in the South Valleys planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the Washoe Valley, Pleasant Valley, and other adjoining basins in the planning area, and minimize unreasonable pumping impacts to domestic wells.**

1.3.d, "Water Resources and Land Use;" Proposed projects or land use changes or changes to the Truckee Meadows Service Area that create or exacerbate a potential water supply deficiency are allowable. Long-range land use plans generally include more zoning and land use opportunities than will be developed within a specific planning horizon (20 years for example). Under the current regulations in the region, land use or zoning designations do not guarantee an allocation of future water resources. This applies to both surface and groundwater, including groundwater for domestic wells. Land use designations that create a potential water supply deficiency within the Truckee Meadows Service Area are consistent with current long-range land use planning practices. This allows for flexibility in actual development and avoids the perception of land storages. While a potential water supply deficiency is allowable based on approved land uses, water supply commitments may only be approved pursuant to Policy 1.3.e.

*Staff Response: The subject property is currently outside of the Truckee Meadows Water Authority (TMWA) service area and will be served by individual wells. Any newly created parcel will require the purchase of new water rights sufficient enough to serve a new residence.*

1.3.e, "Water Resource Commitments;" and, Issuance of new commitments against a water resource or combination of resources shall be made in conformance with existing State Engineer permits, certificates or orders; water purveyor rules or policies; and/or local government policies. The local governments, water purveyors, and State Engineer will seek to achieve a balance between commitments and the sustainable yield of the resources in the region.

*Staff Response: Prior to the creation of any new parcels the appropriate water resource commitments per state and local requirements will be required.*

### **Development Suitability within the South Valleys Area Plan**

The South Valleys Development Suitability Map identifies slopes greater than 15 percent, slopes greater than 30 percent and a protected ridgeline on the property. As noted earlier, those areas with slopes greater than 30 percent are recommended to be amended to the General Rural regulatory zone.

### **Citizen Advisory Board (CAB)**

The proposed amendment was submitted to the South Truckee Meadows/ Washoe Valley Citizen Advisory Board (CAB) and was discussed during their August 11, 2016 meeting. The minutes of that meeting are attached. The CAB recommended unanimous approval of the proposed request.

The minutes from the August 11, 2016 CAB meeting reflect the following comments and concerns (*Exhibit B*):

- Limited access to the property from Majestic View Drive.
- Roadway improvements to the site would be desirable.
- Increased traffic
- Concern raised regarding impact to animals/wildlife and cattle.
- The character of the area is for larger lots.

### **Public Notice**

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of WCC Section 110.821.20.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal included 34 property owners within 750 feet of the subject parcel(s) which were noticed by mail not less than 10 days before today's public hearing. The notice map is attached to this staff report as Exhibit E.

### **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
  - Planning and Development Division
  - Engineering and Capital Projects Division
  - Utilities (Sewer)
- Truckee Meadows Water Authority (TMWA)
- Washoe County Health District
- Truckee Meadows Fire Protection District
- Regional Transportation Commission (RTC)

Four out of the seven above listed agencies/departments provided comments in response to their evaluation of the project application. A **summary** of each agency's comments and their contact information is provided.

- Washoe County Planning and Development determined that the regulatory zone amendment complies with all of the goals and policies of the Master Plan.  
**Contact: Trevor Lloyd, 328-3620, [tlloyd@washoecounty.us](mailto:tlloyd@washoecounty.us)**
- Washoe County Health District addressed future onsite well and septic, roadside ditches and Vector-Borne disease prevention.  
**Contact: James English and Jim Shaffer, 775-328-2434, [jenglish@washoecounty.us](mailto:jenglish@washoecounty.us) and [jshaffer@washocounty.us](mailto:jshaffer@washocounty.us)**
- Truckee Meadows Fire Protection District was looking for more detailed plans with future development.  
**Contact: Amy Ray, 326-6000, [aray@washoecounty.us](mailto:aray@washoecounty.us)**
- Washoe County Water Management addressed water rights.  
**Contact: Vahid Behmaram, 954-4647, [vbehmaram@washoecounty.us](mailto:vbehmaram@washoecounty.us)**

### **Staff Comment on Required Findings**

WCC Section 110.821.15 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment

application and has determined that the proposal is in compliance with the required findings as follows.

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

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan and the South Valleys Area Plan as detailed in this staff report.*

2. 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: The proposed amendment will create regulatory zones that are compatible with adjacent regulatory zones and uses. The proposed amendment conforms to all applicable policies of the South Valleys Area Plan and the Washoe County Master Plan. The proposed amendment will not result in a conflict with the public's health, safety or welfare.*

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: This proposal supports the rural residential growth pattern within the Steamboat Valley Rural Character Management Area and the South Valleys Area Plan. There is a mix of High Density Rural, Low Density Rural and General Rural properties within the immediate vicinity.*

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

*Staff Comment: The property is a rural residential property requiring minimal services and facilities. However, there is adequate transportation infrastructure to serve this property, trails and parks within close proximity and hookup for power is available. No sewer or water service is available at this time.*

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan and the South Valleys Area Plan as detailed in this staff report*

6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The proposed amendment will further implement the desired pattern of growth, which promotes the rural residential feel, particularly within the Steamboat Valley Rural Character Management Area.*

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

*Staff Comment: No military installation is located within the required noticing distance to the subject property. Therefore, this finding is not required to be made.*

### **Recommendation**

Those agencies which reviewed the application provided commentary in support of approval of the proposed amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

### **Motion**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommends adoption of the proposed Regulatory Zone Amendment map as identified as Exhibit B to the resolution having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in RZA16-005 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. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. 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. 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. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**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 Development Division within 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

xc: Applicant/Owner: Harry Fry, 761 Greenbrae Drive, Sparks, NV 89431

Consultant: Allen Gray and Ed Thomas, Gray and Associates, 130 Vine Street, Reno, NV 89431