



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

**BOARD MEETING DATE:** August 28, 2018

**DATE:** August 1, 2018

**TO:** Board of County Commissioners

**FROM:** Eva M. Krause, Planner, Community Services Department.  
328-3628, [ekrause@washoecounty.us](mailto:ekrause@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Community Services Dept., 328-3619,  
[mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan (RSCJP) pursuant to NRS 278.02786, at the request of the Redmond Company, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate  $\pm 2.57$  acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and  $\pm 1.02$  acres of Open Space to  $\pm 2.73$  acres of General Commercial and  $\pm 0.86$  acres of Open Space (APN 086-380-20 & -21), and if approved, authorize the Chair to sign a resolution to this effect. The RSCJP is a master plan that is under the joint jurisdiction of Washoe County and the City of Reno and requires approval by both entities, as well as the regional planning authorities, for any changes. (City of Reno Case Number LDC18-00026) (Commission District 5.)

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### SUMMARY

The Board of County Commissioners (Board) is being requested to sponsor an amendment to the Reno-Stead Corridor Joint Area Plan, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate  $\pm 2.57$  acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and  $\pm 1.02$  acres of Open Space to  $\pm 2.73$  acres of General Commercial and  $\pm 0.86$  acres of Open Space (APN 086-380-20 & -21).

Washoe County Strategic Objective supported by this item: Proactive economic development and diversification.

### PREVIOUS ACTION

On January 16, 2018, the City of Reno Ward 4 Neighborhood Advisory Board (NAB) and the North Valleys Citizen Advisory Board (CAB) held a joint meeting to review the proposed amendment.

On February 28, 2018, the applicant held a neighborhood meeting in accordance with NRS 278.210.

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

On April 26, 2018, during a joint meeting of the City of Reno and Washoe County Planning Commissions, Washoe County Planning Commission voted to deny the a request to change the master plan designations.

On July 30, 2018, a concurrent meeting of the Reno City Council and the Washoe County Board of County Commissioners was held to consider an amendment to the Reno-Stead Corridor Joint Plan. Both the Council and the Board voted in the affirmative to approve the removal of the subject properties from the Reno-Stead Corridor Joint Plan.

### **BACKGROUND**

The two subject parcels are located in the City of Reno, and within the Reno-Stead Corridor Joint Plan. At the concurrent meeting of the City of Reno City Council and the Washoe County Board of County Commissioners, the Board made the determination that they could make all the findings as required by Washoe County Code. Having made the findings the board voted in the affirmative to approve a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate  $\pm 2.57$  acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and  $\pm 1.02$  acres of Open Space to  $\pm 2.73$  acres of General Commercial and  $\pm 0.86$  acres of Open Space (APN 086-380-20 & -21), and to forward a resolution to Truckee Meadows Regional Planning Agency, as a co-sponsor with the City of Reno, requesting said amendment.

The Board of County Commissioners was not on the agenda at the concurrent meeting to sponsor the master plan amendment to the Regional Planning Agency. The provisions in the Reno-Stead Corridor Joint Plan require that Washoe County and City of Reno co-sponsor the amendment.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate  $\pm 2.57$  acres of Low Density Suburban/Rural Residential and  $\pm 1.02$  acres of Open Space to  $\pm 2.73$  acres of General Commercial and  $\pm 0.86$  acres of Open Space (APN 086-380-20 & -21). and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC18-00026).

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a resolution sponsoring an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate  $\pm 2.57$  acres of Low Density Suburban/Rural Residential and  $\pm 1.02$  acres of Open Space to  $\pm 2.73$  acres of General Commercial and  $\pm 0.86$  acres of Open Space (APN 086-380-20 & -21) and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC18-00026)."

Attachment: Resolution – Proposed Amendment to the Reno-Stead Corridor Joint Plan

**WASHOE COUNTY COMMISSION**

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

**RESOLUTION**

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,  
RENO-STEAD CORRIDOR JOINT PLAN, (CITY OF RENO PLANNING CASE NUMBER  
LDC18-00026), AND RECOMMENDING ITS ADOPTION TO THE TRUCKEE MEADOWS  
REGIONAL PLANNING AGENCY**

**WHEREAS,**

- A. In accordance with NRS 278.150, the Washoe County Master Plan was adopted by the Washoe County Planning Commission and the Washoe County Board of County Commissioners as a long-term general plan for the physical development of the County;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the Board of County Commissioners, and based on the recommendations of the Planning Commission, the Board of County Commissioners makes certain determinations and adopts such parts of the Master Plan as may practicably be applied to the development of the county for a reasonable period of time next ensuing (NRS 278.220);
- C. Master Plan Amendment, Case Number LDC18-00026, came before a joint meeting of the City of Reno Planning Commission and the Washoe County Planning Commission for a duly noticed public hearing on April 26, 2018;
- D. The planning commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed master plan amendments;
- E. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;
- F. The Washoe County Planning Commission believed it could not make at least three of the five findings to support adoption of the proposed Master Plan Amendment Case Number LDC18-00026, 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 City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- G. The Washoe County Planning Commission denied the requested amendment by a vote of at least 2/3 of the total membership of the Washoe County Planning Commission;
- H. The Washoe County Board of Commissioners heard the matter on appeal from the Planning Commission's vote of denial at a public hearing held July 30, 2018, at a joint meeting with the Reno City Council and Washoe County Board of County Commissioners; and
- I. The Washoe County Board of Commissioners, after giving due consideration to the record including the hearing conducted before it on July 30, 2018, decided that the findings listed above could in fact be made and voted to approve the proposed amendment.

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby adopt by Resolution an amendment to the Reno-Stead Corridor Joint Plan, a part of the City of Reno Master Plan and the Washoe County Comprehensive Plan – North Valleys Area Plan, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ±2.57 acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and ±1.02 acres of Open Space to ±2.73 acres of General Commercial and ±0.86 acres of Open Space (APN 086-380-20 & -21).

ADOPTED on August 28, 2018, to be effective subject to a conformance determination by the Truckee Meadows Regional Planning Commission and the approval of an amendment to the Truckee Meadows Regional Plan.

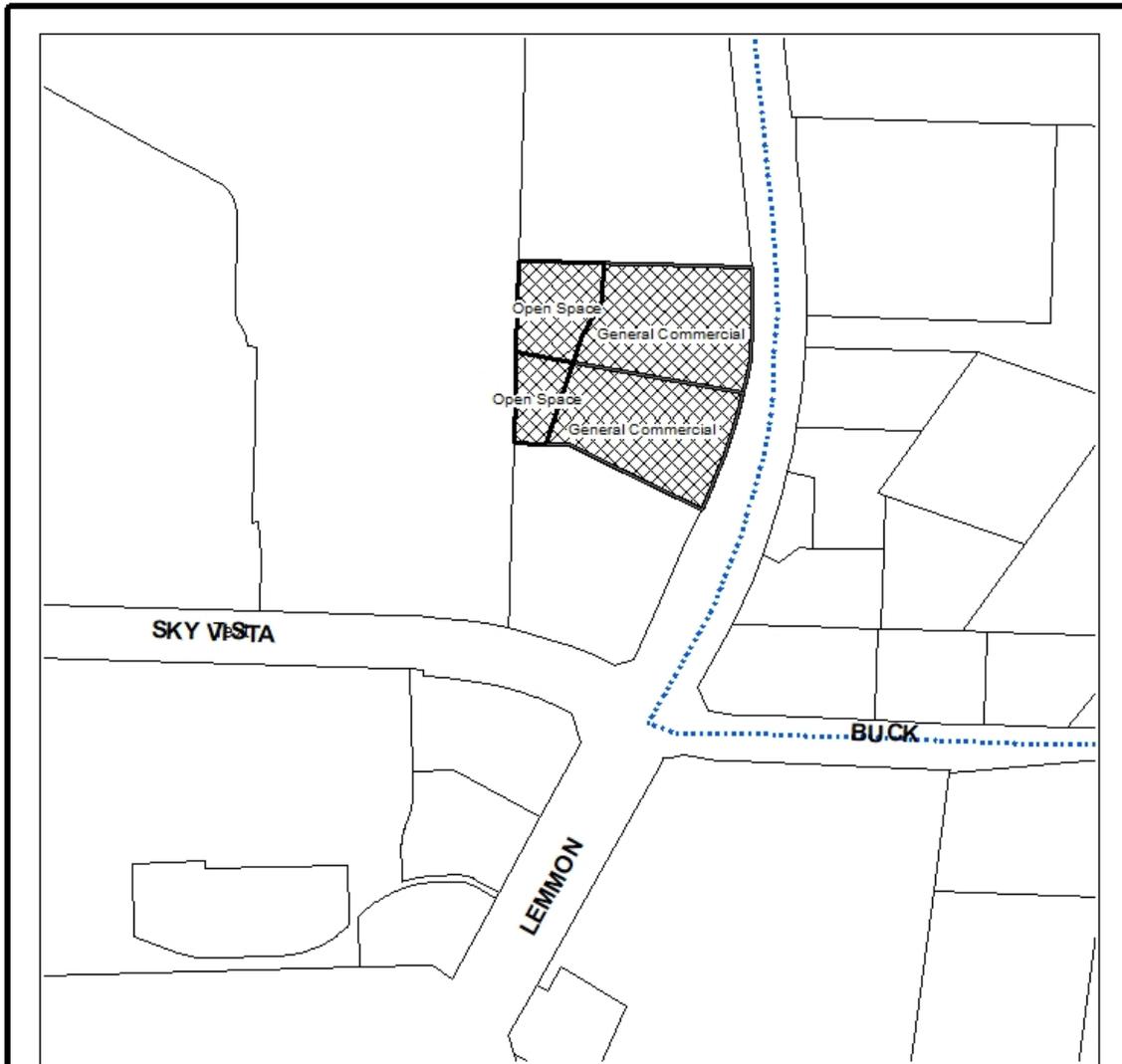
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Marsha Berkgigler, Chair

ATTEST:

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

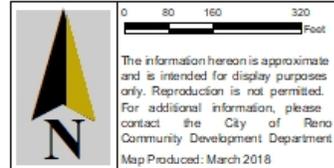
EXHIBIT A  
FOR BCC RESOLUTION



LDC18-00026  
(United Federal Credit Union MPA)

 From: SPA/Reno Stead Corridor Joint Plan  
±2.57 acres of Low Density Suburban/Rural Residential  
(1 - 2.5 acre lots)  
±1.02 acres of Open Space  
To: SPA/Reno Stead Corridor Joint Plan  
±2.73 acres of General Commercial  
±0.86 acres of Open Space

 City Limits



Community Development  
Department

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