



# WASHOE COUNTY

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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 (RSJCP) pursuant to NRS 278.02786, at the request of Peavine Investors, LLC, to remove two parcels identified as APN 081-031-39 and 081-024-08 (559.3 acres) from the Reno-Stead Corridor Joint Plan and re-designate the parcels as part of the City of Reno Master Plan and, if approved, authorize the Chair to sign. 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 LDC17-00043)

Approval of the Master Plan Amendment will change the current Washoe County Master Plan Designations of Rural and Rural Residential to the comparable City of Reno Master Plan Designation Unincorporated Transition (416.3 acres) and Large Lot Neighborhood (143 acres). (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, to remove two parcels (559.3 acres) from the Joint Plan making it part of the City of Reno Master Plan.

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 20, 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, both Commissions voted to deny the request to remove the subject property from the Reno-Stead Joint Corridor Plan, and 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. The approval did not include the re-designation of the land uses to the ReImagine Reno Master Plan designations.

### **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 at least 3 of the 6 findings as required by Washoe County Code. Having made the findings the Board voted in the affirmative to approve the master plan amendment to remove the two subject properties from the Reno-Stead Corridor Joint Plan, and to forward a resolution to Truckee Meadows Regional Planning Agency. 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, to remove two parcels identified as APN 081-031-39 and 081-024-08 (559.3 acres) from the Reno-Stead Corridor Joint Plan and re-designate the parcels as part of the City of Reno Master Plan and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC17-00043).

### **POSSIBLE MOTION**

Should the Board agree with staff's recommendation, a possible motion would be: "Move to approve a resolution to sponsor an amendment to the Reno-Stead Corridor Joint Plan pursuant to NRS 278.02786, to remove two parcels identified as APN 081-031-39 and 081-024-08 (559.3 acres) from the Reno-Stead Corridor Joint Plan and re-designate the parcels as part of the City of Reno Master Plan and, if approved, authorize the Chair to sign. (City of Reno Case Number LDC17-00043)."

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**

**TO SPONSOR AN AMENDMENT TO THE RENO-STEAD CORRIDOR JOINT PLAN PURSUANT TO NRS 278.02786, TO REMOVE TWO PARCELS IDENTIFIED AS APN 081-031-39 AND 081-024-08 (559.3 ACRES) FROM THE RENO-STEAD CORRIDOR JOINT PLAN AND RE-DESIGNATE THE PARCELS AS PART OF THE CITY OF RENO MASTER PLAN.**

**(CITY OF RENO CASE NUMBER LDC17-00043)**

**WHEREAS,**

- A. The Truckee Meadows Regional Plan identifies the Reno-Stead Corridor Joint Plan as a part of the City of Reno Master Plan and The Washoe County Comprehensive Plan – North Valleys Area Plan;
- B. The Reno-Stead Corridor Joint Plan was a 20 year plan, adopted in 1996, and last amended in 2010;
- C. Since the adoption of the Reno-Stead Corridor Joint Plan the City has adopted a Cooperative Planning Area Overlay District that codifies many of the compatibility standards found in the Reno-Stead Corridor Joint Plan;
- D. The subject properties identified as APN 081-031-39 and 081-024-08 are currently located within the Reno-Stead Corridor Joint Plan;
- E. The subject properties were annexed into the City of Reno in 2009 and are located within the Cooperative Planning Area Overlay District;
- F. The Washoe County Planning Commission believed it could not make at least three of the five findings supporting adoption of the proposed Master Plan Amendment Case Number LDC17-00043, 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;
- 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;
- J. During the joint public hearing, the Council voted to uphold the Reno Planning Commission's denial of the request to re-designate the properties to the ReImagine Reno Master Plan designations;
- K. Approval of the Master Plan Amendment will change the current Washoe County Master Plan Designations of Rural and Rural Residential to the comparable City of Reno Master Plan Designation Unincorporated Transition (416.3 acres) and Large Lot Neighborhood (143 acres); and
- L. Should the two subject properties be removed from the Reno-Stead Corridor Joint Plan, any future Master Plan amendments would be reviewed and approved by the City of Reno and the Truckee Meadows Regional Planning Agency.

**NOW THEREFORE BE IT RESOLVED,**

That this Board of County Commissioners does hereby adopt a Resolution sponsoring the request to amend 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, to remove the two subject parcels from the Joint Plan as provided in City of Reno Case Number LDC17-00043.

ADOPTED on August 28, 2018, to be effective upon approval of the amendment by the Truckee Meadows Regional Governing Board.

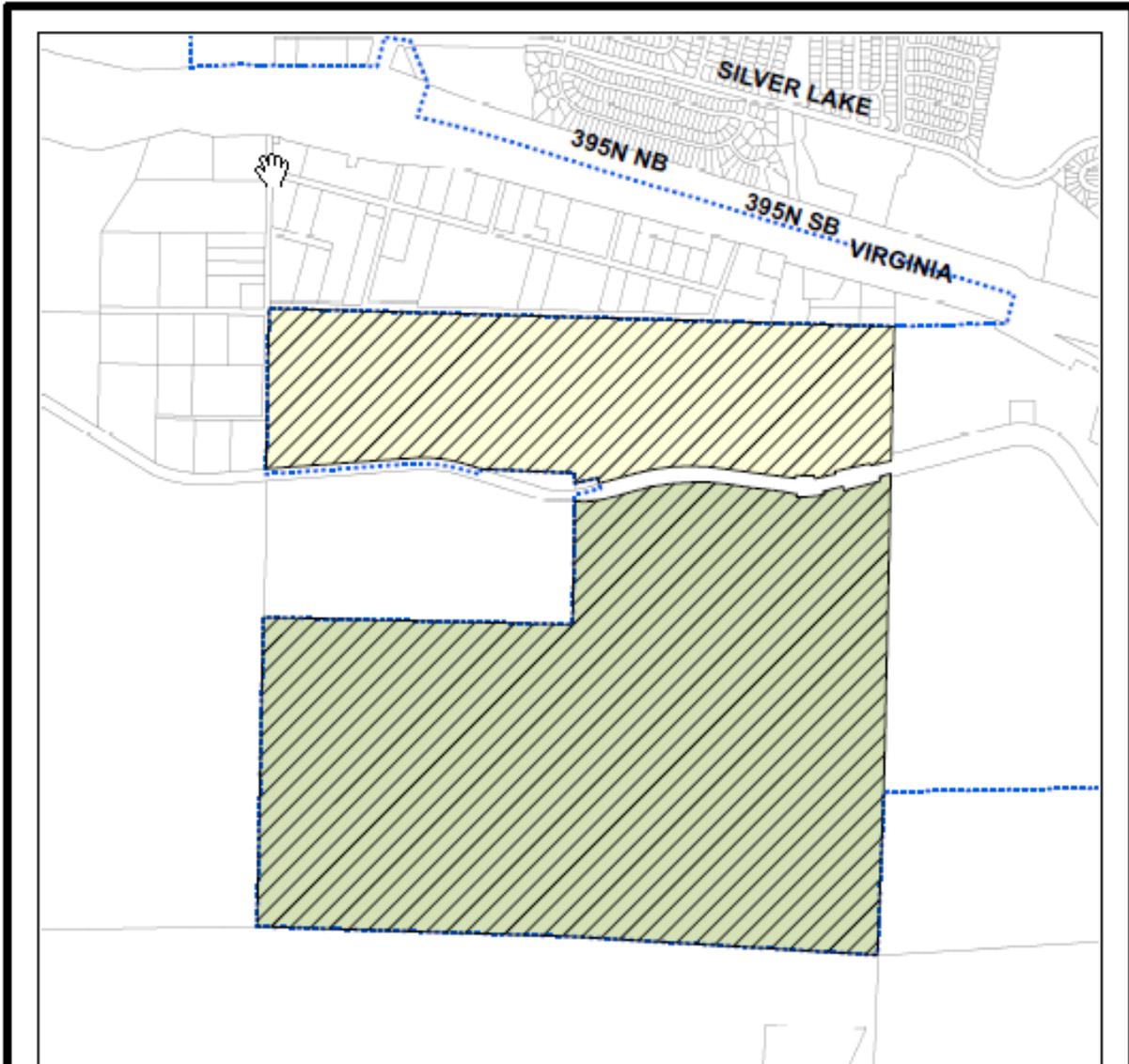
WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

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

ATTEST:

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

EXHIBIT A  
FOR BCC RESOLUTION  
RENO STEAD CORRIDOR JOINT PLAN AMENDMENT



LDC17-00043  
(Echeverria Peavine Property)

 From: Special Planning Area/Reno-Stead Corridor Joint Plan/High Density Rural (5 to 2.5 acre minimum lot size) on ±143.0 acres (maximum 57 dwelling units) and Special Planning Area/Reno-Stead Corridor Joint Plan/ General Rural (1 dwelling unit per 40 acres) on ±416.3 acres (maximum 10 dwelling units)

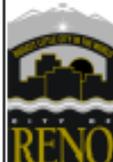
To: City of Reno Large Lot Neighborhood (LL) on ±158.74 acres and Unincorporated Transition (UT) on ±400.56 acres.

 City Limits



0 375 750 1,500 Feet

The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Community Development Department. Map Produced: April, 2018



Community Development Department

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