



Planning Commission Staff Report

Meeting Date: May 1, 2018

Agenda Item: 8B

MASTER PLAN AMENDMENT CASE NUMBER: WMPA18-0002 (Black Rock Storage)
REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA18-0001 (Black Rock Storage)
DEVELOPMENT CODE AMENDMENT CASE NUMBER: WDCA17-0008 (Black Rock Storage)

BRIEF SUMMARY OF REQUEST:

To amend the Truckee Canyon Area Plan, a part of the Washoe County Master Plan, to amend the Regulatory Zone on one parcel from Medium Density Suburban (MDS) to Neighborhood Commercial/Office (NC); and to amend Washoe County Code Chapter 110 (Development Code), Article 222, Truckee Canyon Area.

STAFF PLANNER: Planner's Names: Chris Bronczyk and Roger Pelham
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Master Plan Amendment Case Number WMPA18-0002 (Black Rock Storage) – For possible action, hearing, and discussion to approve a Master Plan Amendment to the Truckee Canyon Area Plan:

- 1) To allow commercial master plan categories and commercial regulatory zones for use types that do not require new municipal services;
- 2) To add a statement restricting the commercial use types allowed to those use types that do not require new municipal services; and
- 3) To amend the existing Suburban Residential master plan category of the subject site to Commercial Master Plan category.

This master plan amendment requires a 2/3 majority of the total membership of the Planning commission for approval. Further, any approval will also require subsequent approval by the Board of County Commissioners and the regional planning authorities under a review for conformance with the Truckee Meadows Regional Plan. If approved, authorize the Chair to sign a resolution to this effect.

Regulatory Zone Amendment Case Number WRZA18-0001 (Black Rock Storage) – For possible action, hearing, and discussion to approve a Regulatory Zone Amendment on the subject site to change the Medium Density Suburban (MDS) regulatory zone to the Neighborhood Commercial/Office (NC) regulatory zone. Approval of this item is subject to final approval of the associated master plan amendment being proposed and is also subject to final approval by the Board of County Commissioners. If approved, authorize the Chair to sign a resolution to this effect.

Development Code Amendment Case Number WDCA17-0008 (Black Rock Storage – Truckee Canyon Area Modifier) – For possible action, hearing, and discussion to initiate a Development Code Amendment to WCC Chapter 110, Development Code, Article 222, *Truckee Canyon Area*, by adding a new section WCC 110.222.20 and associated map WCC 110.222.20 to allow commercial use types on the subject property in the Truckee Canyon Area with Neighborhood Commercial/Office (NC) regulatory zone subject to a Special Use Permit and, only if the proposed use does not require new municipal services. If the amendment is initiated, further possible action to deny or recommend approval of the amendment to the Board of County Commissioners. If approval is recommended, possible action to authorize the Chair to sign a resolution to that effect.

Description	
Applicant:	Black Rock Storage, LLC
Property Owner:	Vector Account, LLC
Location:	Interstate 80 at Exit 43 (Wadsworth); North of I-80, South of Stampmill Dr., East of existing TMFPD Station
APN:	084-291-04
Parcel Size:	±5.4 Acres
Master Plan:	Suburban Residential (SR)
Regulatory Zone:	Medium Density Suburban (MDS)
Area Plan:	Truckee Canyon
Citizen Advisory Board:	East Truckee Canyon
Development Code:	Authorized in Article 820, 818, and 821
Commission District:	4 – Commissioner Hartung
Section/Township/Range:	Section 8, T20N, R24E, MDM, Washoe County, NV

MASTER PLAN AMENDMENT STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

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 deny the proposed amendments to the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0002 being unable to make the five findings in accordance with Washoe County Code Section 110.820.15(d).

(Motion with Findings on Page 21)

REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

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 deny the proposed Regulatory Zone Amendment as set forth in Regulatory Zone Amendment Case Number WRZA18-0001 being unable to make the required findings in accordance with Washoe County Code Section 110.821.15.

(Motion with Findings on Page 21)

DEVELOPMENT CODE AMENDMENT STAFF RECOMMENDATION

APPROVE

APPROVE WITH CONDITIONS

DENY

POSSIBLE MOTION

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 deny WDCA17-0008. This recommendation for denial is based on the inability to make all of the required findings in accordance with Washoe County Code Section 110.818.15(e):

(Motion with Findings on Page 22)

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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 the Master Plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

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 later in the staff report.

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 Article 821 of the Washoe County Development Code 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 Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. 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.

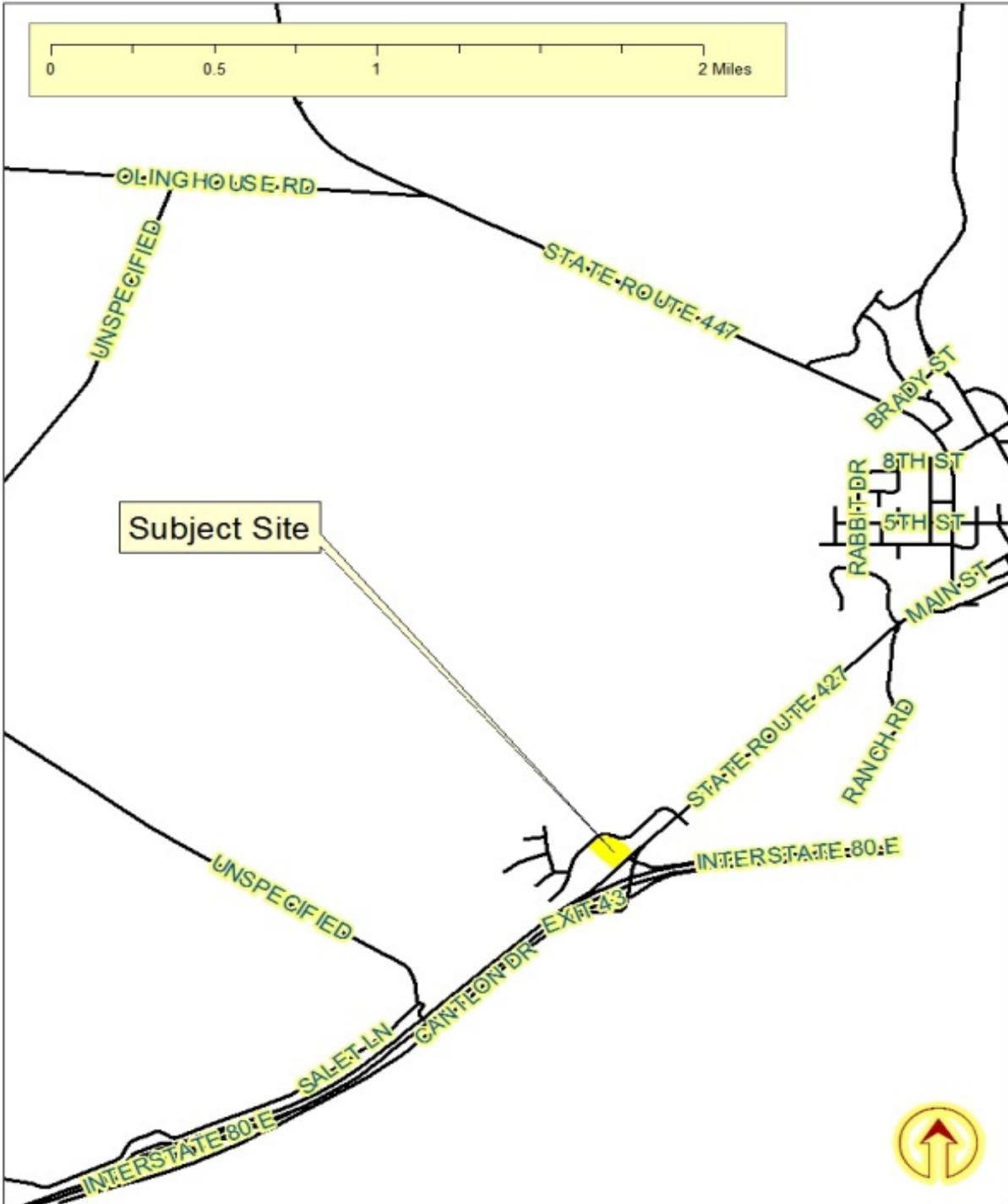
Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The Development Code amendment process provides a method of review and analysis for such proposed changes. Development Code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a Development Code amendment.

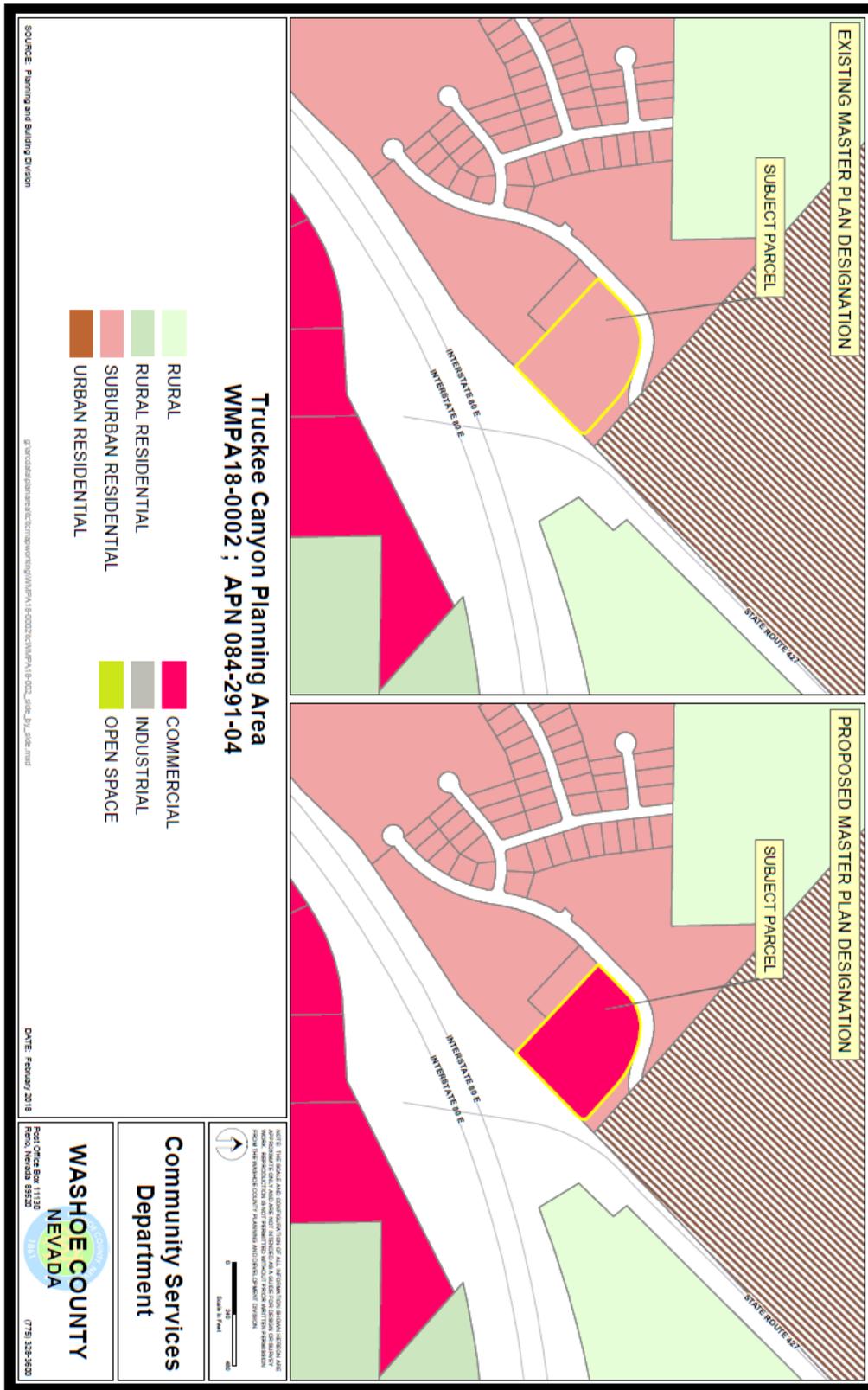
After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Board of County Commissioners (Board) hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The Board will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.

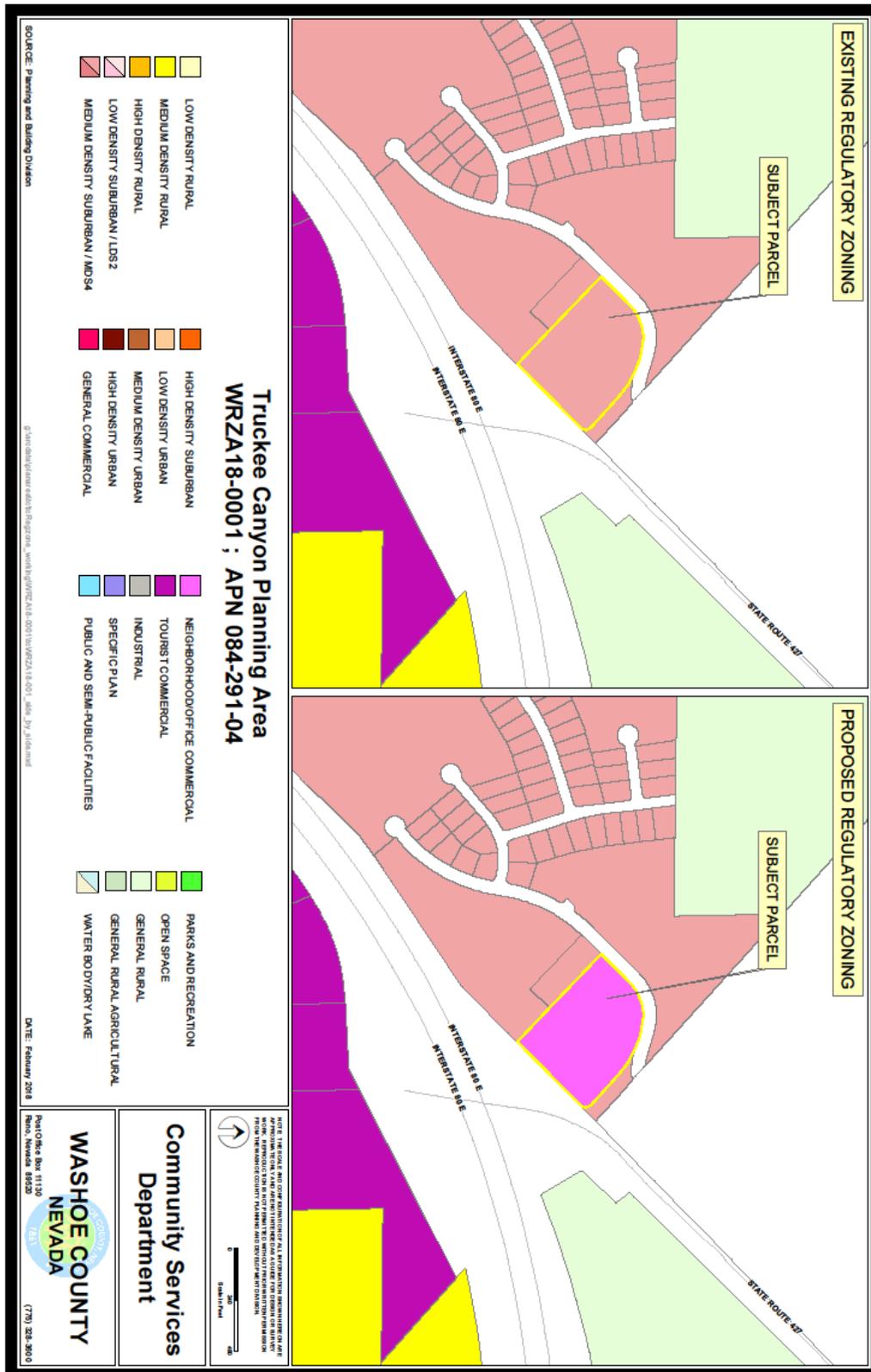


Vicinity Map

This vicinity map depicts the subject site, however it should be noted that some parts of the Master Plan Amendment and Development Code Amendment will affect the entire Truckee Canyon Area Plan. Please refer to Exhibit “K” for the Master Plan map.



Existing and Proposed Master Plan Designation



Existing and Proposed Regulatory Zones

Analysis

Background and Current Conditions

The subject property (APN: 084-291-04) is 5.4 acres in size and is located within the Truckee Canyon Area Plan. This request seeks to amend the subject property’s Master Plan category from Suburban Residential to Commercial. The request also seeks to add a statement or policy which would restrict the commercial use types allowed within the Commercial Master Plan category to those not requiring new municipal services. Additionally, the request is seeking to change the property’s regulatory zone from Medium Density Suburban (MDS) to Neighborhood Commercial/Office (NC) and to allow commercial use types in the NC zone with a special use permit as long as those uses do not require municipal services. The property is currently vacant.

It should be noted that the application indicates a personal storage unit is planned to be proposed as the primary use of this property. Should this be approved, many other uses such as Automotive Sales and Rentals, Gasoline Sales and Service Stations, and Convenience Retail Sales might also be allowable. It should also be noted that under Neighborhood Commercial/Office (NC), operable vehicle storage is neither an allowed nor permitted use.

Compatibility

The surrounding area is comprised of vacant land, tribal land, and residential properties.

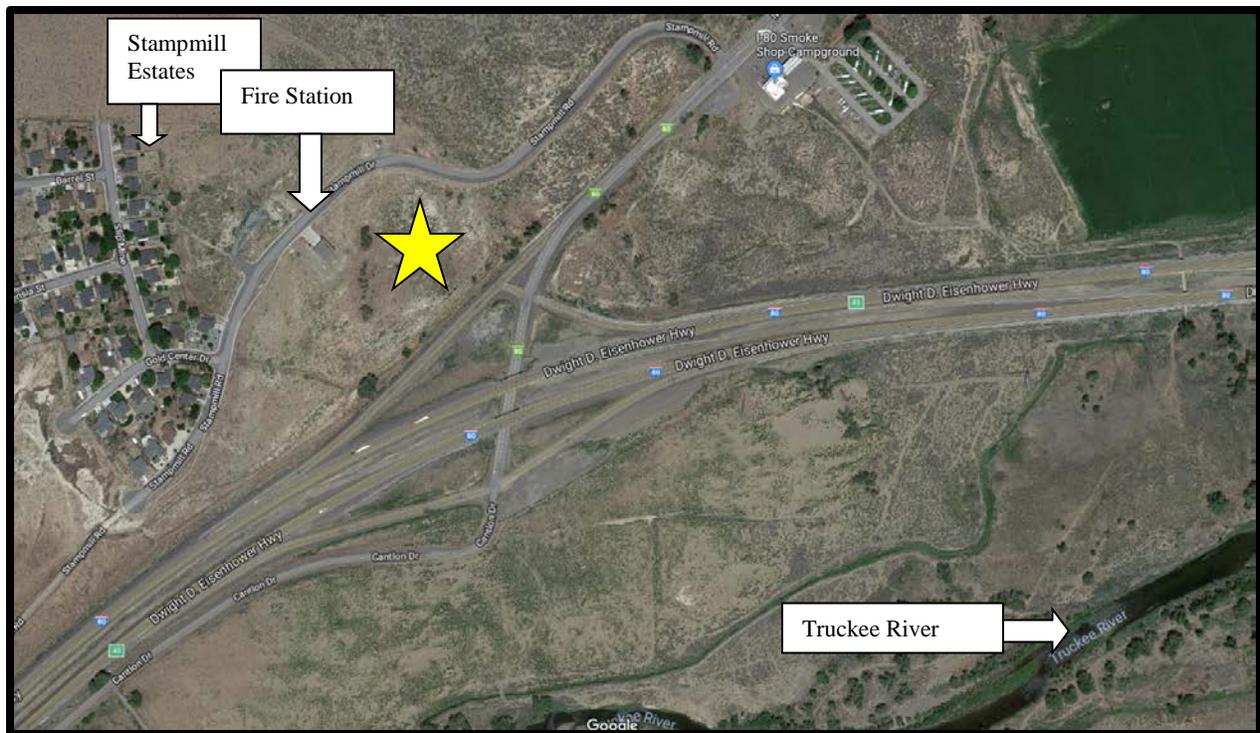
- North: To the North of the site is vacant Medium Density Suburban regulatory zones, and Pyramid Lake Paiute Tribal land.
- South: To the South of the site is Interstate 80, and vacant Tourist Commercial regulatory zones.
- West: To the West of the site are the Pyramid Lake Fire Rescue Station and an existing residential subdivision (Stampmill Estates) with Medium Density Suburban (MDS) regulatory zoning.
- East: To the East of the site is Pyramid Lake Paiute Tribal Land.

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 Zones with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zones	Existing Adjacent Regulatory Zones	Compatibility Rating
Neighborhood Commercial/Office (NC)	Medium Density Suburban (MDS)	Existing: High
		Proposed: Low

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



Aerial Photo of Surrounding Area

Change of Conditions

To the southwest of the subject property and across the Truckee River is the Tahoe-Reno Industrial (TRI) Center in Storey County. The TRI Center bills itself as the world's largest industrial center, and is currently 160 square miles in size. The development has contributed to the changing nature of the Truckee Canyon area, with additional intense land uses and increasing development throughout the surrounding area, principally within Storey County. Additionally, the subject property is located along a main corridor for travelers attending the annual Burning Man event. Burning Man is an annual festival that takes place on Bureau of Land Management land in Pershing County. Due to the increased attendance of this festival, the applicant argues that there is additional need for smaller, less intense, commercial uses in the area. However, Washoe County has not received any market analysis or studies to confirm this assumption.

While there are several parts to this request, ultimately the desire of the applicant is to make a series of changes that will allow one or more commercial uses on one particular parcel of land. These changes are incompatible with all surrounding allowable uses. The District Attorney's Office has reviewed the proposal and identified an important issue underlying the analysis in this case --- namely, whether this proposal constitutes a type of invalid "spot zoning."

There is no simply way to answer a spot zoning question. Nor is it per se illegal under most authorities to create zones of limited scope. However, there is a line that courts recognize. Where it lies is the challenging part of the analysis.

In section 25.83 of McQuillin on Municipal Corporations (3rd ed. 1991), the general notion is laid out that invalid spot zoning means "reclassifying one or more lots or parcels of land for a use out of harmony with the comprehensive plan or the classification of the surrounding areas, granting a discriminatory benefit to the parcel owner, and without regard to public welfare. While the term 'spot zoning' may not necessarily be confined to small areas or lots, the cases in which the

courts have struck down rezoning ordinances as spot zoning have involved single lots or small areas. [S]ingling out of one lot or a small area for different treatment from that accorded to similar surrounding land indistinguishable from it in character, for the economic benefit of the owner of that lot or to his economic detriment, is invalid 'spot' zoning."

Other factors noted in McQuillin relevant to a determination of the validity of spot zoning are as follows: (a) the use is very different from the prevailing use in the area; (b) the area involved is small; and (c) the classification is not for the benefit of the community but only to provide a specific advantage to a particular landowner."

The Nevada Supreme Court has stated it thusly: "The test of spot zoning is whether the amendment was made with the purpose of furthering a comprehensive zoning scheme or whether it was designed merely to relieve the land of a restriction which was particularly harsh upon that particular land." McKenzie v. Shelly, 77 Nev. 237, 243, 362 P.2d 268, 270-71 (1961). In that case, the Court rejected an argument that it was invalid "spot zoning" to change the designation of property along Oddie Blvd in Sparks from residential to light commercial due to area growth and a desire for local shopping opportunities for residents.

Although it does not say so expressly, it appears a key consideration in a spot zoning analysis is whether the classification change is being granted to allow a use that would not otherwise be allowed in the area, akin to granting a variance to allow an unpermitted use (impermissible under the law), as opposed to granting a variance to allow a permitted use that doesn't exactly conform to things like setback requirements (permissible under the law).

Other Nevada cases discussing spot zoning are as follows.

1. Enterprise Citizens Action Committee v. Clark County Bd. of Commissioners, 112 Nev. 649, 918 P.2d 305 (1996): Supreme Court overturned county commission approval of a zoning variance allowing the operation of a concrete and asphalt batch plant in conjunction with a valid sand and gravel pit in part because allowing the applicants to do indirectly---manufacture concrete and asphalt---what it could not do directly in the particular zone---i.e., manufacturing---ignored the master plan and constituted spot zoning.
2. Nevada Contractors v. Washoe County, 106 Nev. 310, 792 P.2d 31 (1990): Supreme Court upheld county commission denial of special use permit to operate a ready-mix concrete plant in an industrial zone along Mt. Rose corridor, finding substantial evidence existed to deny the permit because of traffic, incompatibility with MP and surrounding uses, and impact on scenic highway, among other things. While not explicit, the Court in a footnote appears to have agreed with the district court's characterization of the industrial zone on the property as invalid "spot zoning," which supported the conclusion of the county commission's determination of incompatibility of the proposed use even though theoretically allowed under the property's industrial zoning designation.

Using these standards, the planning commission can make its best judgment call about whether this proposal amounts to a classification change consonant with the master plan, or as a whole constitutes an invalid spot zone. In terms of findings related to a motion in this matter, if a determination is made that this proposal would amount to invalid spot zoning, that determination would correlate to a finding that the proposal is not consistent with the master plan and that it does not substantially comply with the policies and action programs of the master plan.

Desired Pattern of Growth

The land uses found in the Truckee Canyon planning area reflect a rural character. Wadsworth is the present core for residential and commercial land use, while the TRI-Center in Storey

County is the industrial core. The area around Wadsworth, in the east portion of the planning area, is the focal point for development, with residential uses expanding outwards, and commercial uses being focused within the downtown center of Wadsworth. The Truckee Canyon Area Plan's Land Use and Transportation section highlights the following:

Neighborhood/Commercial Office *No neighborhood/commercial office uses are known to currently exist in the Truckee Canyon planning area. Future neighborhood/commercial office uses should only occur in the downtown Wadsworth area to serve the needs of the residents in the planning area (i.e. medical offices, banking, etc.).*

Staff Comment: The proposal is inconsistent with this standard which is found within the Truckee Canyon Area Plan. This standard is permissive due to the use of the word "should"; therefore staff believes it is not a mandatory requirement to uphold. However, the Truckee Canyon Area Plan strongly dissuades the establishment of any neighborhood commercial/office uses within the Area Plan outside of the downtown Wadsworth area.

Services and Facilities

Water and Sewer: The subject parcel is located outside the Truckee Meadows Service Area (TMSA) and is not served by community water or sewer. The applicant has provided staff with a banking agreement for the use of 7.10 acre-feet of water per year. Upon development, this property will require the establishment of a commercial well and septic system.

Fire Protection Services: As identified in the Truckee Canyon Area Plan, Truckee Meadows Fire Protection District (TMFPD) provides fire services in the Truckee Canyon planning area with a full complement of resources consisting of both paid and volunteer staff and equipment. The subject parcel is adjacent to the Pyramid Lake Fire Rescue Station.

Consistency with Washoe County Master Plan

Master Plan Amendments and Regulatory Zone Amendments are required to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

LAND USE AND TRANSPORTATION ELEMENT – Volume One of the Washoe County Master Plan

Policy LUT. 6.2 Promote development projects that direct resources to promote business attraction, retention, and expansion.

Staff Comment: The application states that, due to the expanding TRI center to the southwest, and the increased attendance of the Burning Man Festival to the North, there is an argument to be made that the demand for additional commercial properties in the Truckee Canyon Area. The applicant believes this to be true, and has submitted an MPA, RZA and DCA for review and approval by the Planning Commission. The applicant has not provided any market analysis or studies to confirm this assumption to be true.

The Master Plan Amendment and Regulatory Zone Amendment proposals are inconsistent with the following Master Plan goals, policies, and programs:

Goal Two: Standards ensure that land use patterns are compatible with suburban development and incorporated mixed-use.

Policy LUT. 2.1 Ensure that existing and proposed land uses are compatible

Staff Comment: As highlighted in the Land Use Compatibility Matrix (page 12 of this staff report), Neighborhood Commercial/Office (NC) has a low compatibility rating with Medium Density Suburban, the result is a reduction in compatibility from “High” to “Low”.

Goal Fifteen: Rural communities in outlying areas and in northern Washoe County are strengthened and protected from incompatible development.

Staff Comment: The Land Use Compatibility Matrix, found in Volume 1 of the Washoe County Master Plan designates the proposed regulatory zone as incompatible with surrounding regulatory zones. Currently there is no development proposed before staff, however the applicant has stated a personal storage use type may be the primary use of this lot contingent on approval by Washoe County. A commercial use is rated as a low compatibility, which translates into significant screening and buffering requirements, when adjacent to the MDS regulatory zone. The subject parcel is in close proximity to more intense uses, the parcel backs up to Interstate 80, is adjacent to the Pyramid Lake Fire Rescue Station, and the Stampmill Road ingress and egress is located directly across from the I-80 Smoke Shop and Campground, which also contains a gas station use. The Smoke Shop and Campground is located on Tribal Lands approximately ¼ mile North East of the site location.

Consistency with the Truckee Canyon Area Plan

Master Plan Amendments and Regulatory Zone Amendments are required to be reviewed for compliance with applicable goals and policies of the Truckee Canyon Area Plan, which is part of the Washoe County Master Plan. The following goals and policies of the Truckee Canyon Area Plan are applicable to the proposed amendment requests.

Cultural and Scenic Resources

TC.1.1 Ensure that the scenic views of the Truckee Canyon planning area remain unobstructed.

TC.1.1.1 A minimum 25-foot buffer should be provided between all property lines and rights-of-way along all arterial streets. No fences, walls or structures shall be permitted in these areas. At time of subdivision application review, a landscape theme should be evaluated.

Staff Comment: The subject property backs up to Nevada Department of Transportation right-of-way; therefore, future development will be subject to a minimum 25-foot open space/scenic buffer measured from the property line adjacent to the right-of-way. No fences, walls, or structures will be permitted within this buffer area. This requirement is also reflected in Article 222, *Truckee Canyon Area*.

TC.3.3 Ensure screening and buffering is placed between residential developments and incompatible land uses.

Staff Comment: Due to the proposed intensification of the regulatory zone, the subject property, upon development, would be required to adhere to commercial screening required in Article 412, *Landscaping*.

TC.3.4 Prevent future residential subdivisions from locating residences next to either Interstate 80 or the Southern Pacific Railroad. Effective shielding and buffering will be planned to provide noise abatement.

Staff Comment: The proposal may be consistent with this policy; the applicant is proposing to replace the Medium Density Suburban (MDS) regulatory zone with Neighborhood Commercial/Office (NC). The subject parcel is adjacent to Interstate 80, and the Interstate 80 on-ramp, and a residential development proposal for this site would violate the above policy.

However, it should be noted that Neighborhood Commercial/Office regulatory zone also allows for 5 dwelling units to an acre, and if residential development occurs then the proposal will have resulted in greater inconsistency with the policy.

Citizen Advisory Board (CAB) and Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan amendment. The neighborhood meeting was held as part of the regularly scheduled East Truckee Canyon Citizen Advisory Board meeting, at the Stampmill Fire Station on February 7, 2018 from 6:00 PM to 7:30 PM. This meeting was noticed in accordance with applicable regulations. Washoe County staff and the applicant's representatives were present, along with twelve (12) members of the public who were also present, six (6) members of the public spoke.

- There were concerns expressed regarding the size, and proposed use on the site. Citizens cited all the dumping of trash from Burning Man attendees, and were concerned that the use would attract additional dumping.
- The public expressed concerns over the change of regulatory zone. They stated that while they are hearing about a storage unit, what would prevent the applicant from putting a gas station on the property once it all goes through.
- There was significant concern stated regarding the ingress and egress of the neighborhood, and how the proposed development would impact that.

The Citizen Advisory Board unanimously voted (5-0) to recommend denial of the proposed changes.

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. 36 property owners were noticed within 900 feet of the subject parcel. A legal ad was placed with the Reno Gazette Journal on April 20, 2018.

Agency Comments

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

- United States
 - Army Corps of Engineers
 - Bureau of Indian Affairs
 - Bureau of Land Management
 - Postal Service
- State of Nevada
 - Division of Water Resources
- Washoe County District Attorney, Civil Division
- Washoe County Community Services Department
 - Building Program
 - Planning Program
 - GIS
 - Parks and Open Space
 - Water Rights Manager
 - Land Development
 - Roads
 - Sewer

- Street Naming
- Traffic
- Operations Division Director
- Washoe County Animal Services
- Washoe County Sheriff
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services Program
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Truckee Meadows Regional Planning
- Washoe-Storey Conservation District
- Pyramid Lake Paiute Tribe
- East Truckee Canyon Citizen Advisory Board

Substantive comments were received from four agencies:

- Washoe County Water Rights Manager offered comments regarding water rights and future development conforming to Article 422. (**Exhibit A**)
- Washoe County Health District, Environmental Health offered comments related commercial septic systems, on site wells, and Water Project submittals. (**Exhibit B**)
- State of Nevada, Division of Water Resources offered comments regarding water commitments to each project. (**Exhibit C**)
- Nevada Department of Transportation offered comments regarding the adjacent Interstate and State operated roadways. (**Exhibit D**)

Comments with no concerns or comments were received from five (5) agencies:

- Washoe County Health District, Emergency Medical Services (**Exhibit E**)
- Regional Transportation Commission (**Exhibit F**)
- Washoe County Sheriff (**Exhibit G**)
- Washoe County Community Services, Engineering and Capitol Projects (**Exhibit H**)
- Washoe County Community Services, Traffic Engineering (**Exhibit I**)

Staff Comment on Required Findings for Master Plan Amendment

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to adopt the amendments. 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: The proposed Master Plan Amendment is inconsistent with Goal Two - Standards ensure that land use patterns are compatible with suburban development and incorporated mixed-use, Goal Fifteen - Rural communities in outlying areas and in northern Washoe County are strengthened and protected from incompatible development., and Land Use and Transportation Policy 2.1 - Ensure that existing and proposed land uses are compatible. Staff does not believe the finding can be made.

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: The proposed Master Plan Amendment would allow proposed land uses that have low compatibility with the adjacent land uses according to the Land Use Matrix. Staff does not believe the findings can be made.

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: No changes have occurred adjacent to subject site. The proposed change will result in incompatible land uses. However, the change may be seen to reflect the increasing industrial nature of the surrounding area, especially the TRI. Staff does not believe the findings can be made.

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 proposed Master Plan Amendment specifically requires that any commercial projects would not require connection to public utilities. Those proposed uses must be able to operate on well and septic system only. The proposed change does not address transportation or recreation.

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 Master Plan Amendment is not consistent with the desired pattern of growth for this area as outlined by the Truckee Canyon Area Plan. Particularly, the Neighborhood Commercial section:

Neighborhood/Commercial Office *No neighborhood/commercial office uses are known to currently exist in the Truckee Canyon planning area. Future neighborhood/commercial office uses should only occur in the downtown Wadsworth area to serve the needs of the residents in the planning area (i.e. medical offices, banking, etc.).*

Staff does not believe the findings identified above can be made.

Staff Comment on Required Findings on Regulatory Zone Amendment

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. Due to staff having determined that the proposed Master Plan Amendment inconsistent, and that no findings in favor of the proposed changes could be made, the Regulatory Zone Amendment cannot, likewise, be found to be in conformance. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

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 Regulatory Zone Amendment is inconsistent with Goal Two - Standards ensure that land use patterns are compatible with suburban development and incorporated mixed-use, Goal Fifteen - Rural communities in outlying areas and in northern Washoe County are strengthened and protected from incompatible development., and Land Use and Transportation Policy 2.1 - Ensure that existing and proposed land uses are compatible. Staff does not believe the finding can be made. Staff does not believe the findings can be made.*

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 creates a regulatory zone that has a low compatibility rating with adjacent zones and uses, as noted in the Land Use Matrix. The current compatibility rating is high according to the Land Use Matrix. Staff does not believe the findings can be made.*

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: *No changes have occurred adjacent to subject site. The proposed change will result in incompatible land uses. Staff does not believe the findings can be made.*

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 applicant holds sufficient water rights for low intensity commercial uses. The site is in close proximity to the interstate on-ramps. If a Special Use Permit is required prior to development then the change might be able to be found to meet this finding.*

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

Staff Comment: *As mentioned in the findings above, the proposed Regulatory Zone Amendment is in conflict with Goal Two, Goal Fifteen, and Policy LUT 2.1 of the Washoe County Master Plan, therefore the finding cannot be made.*

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 Regulatory Zone Amendment is not consistent with the desired pattern of growth for this area as outlined by the Truckee Canyon Area Plan. Particularly, the Neighborhood Commercial section –*

Neighborhood/Commercial Office *No neighborhood/commercial office uses are known to currently exist in the Truckee Canyon planning area. Future neighborhood/commercial office uses should only occur in the downtown Wadsworth area to serve the needs of the residents in the planning area (i.e. medical offices, banking, etc.).*

Staff is unable to make the required findings identified above and therefore it is staff's opinion that the change to Neighborhood Commercial (NC) is in conflict with the Goals and Policies of the Truckee Canyon Area Plan.

Staff Comment on Required Findings for a Development Code Amendment

Washoe County Code Section 110.818.15(e) requires the Planning Commission to make at least one of the following findings of fact. Staff provides the following evaluation for each of the findings of fact and believes the application does not meet any of the criteria for the four findings, and further recommends that the Planning Commission deny the proposed Development Code Amendment.

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

Staff comment: The proposed Development Code Amendment is inconsistent with Goal Two - Standards ensure that land use patterns are compatible with suburban development and incorporated mixed-use, Goal Fifteen - Rural communities in outlying areas and in northern Washoe County are strengthened and protected from incompatible development., and Land Use and Transportation Policy 2.1 - Ensure that existing and proposed land uses are compatible. Staff does not believe the finding can be made. Staff does not believe the findings can be made of the Washoe County Master Plan. Staff does not believe the finding can be made.

2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code.

Staff comment: The proposed Development Code Amendment will provide an option for commercial development to be located outside of the Downtown Wadsworth area, subject to a Special Use Permit, if the use does not require new municipal services. The development code must implement the intent of the Master Plan. Because the Master Plan Amendment changes are not able to be recommended for approval, the proposed Development Code Amendment would not promote the purpose of the Development Code. This finding cannot be made.

3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones.

Staff comment: The proposed amendment does not alleviate Washoe County residents concerns regarding which commercial uses could be located on the parcel, in addition to a personal storage unit. There are no changed conditions, and no further studies have been provided that have shown that the proposed amendment would allow for a more desirable use of land, as specified by the Master Plan and the Truckee Canyon Area Plan. This finding cannot be made.

4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Staff comment: The Conservation Element and the Population Element are not impacted by this proposed amendment. The amendment is, however, in conflict with Goal 2, Goal 15, and LUT 2. Staff does not believe the finding can be made.

Staff Recommendation for Master Plan Amendment

It is recommended that the Washoe County Planning Commission deny the Master Plan amendment, being unable to make the findings required.

Staff Recommendation for Regulatory Zone Amendment

After a thorough analysis and review, it is recommended that the Washoe County Planning Commission deny the proposed Regulatory Zone Amendment, due to the inability to make the required findings.

Staff Recommendation for Development Code Amendment

It is recommended that the Washoe County Planning Commission deny the Development Code amendment, due to the inability to make the required findings.

Recommended Motion for Master Plan Amendment

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 deny Master Plan Amendment Case Number WMPA18-0002 being unable to make the five findings in accordance with Washoe County Code Section 110.820.15(d) including:

1. Consistency with Master Plan. The proposed amendment is not 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.

Recommended Motion for Regulatory Zone Amendment

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 deny Regulatory Zone Amendment Case Number WRZA18-0001 being unable to make the required findings in accordance with Washoe County Code Section 110.821.15 including:

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

Recommended Motion for Development Code Amendment

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 deny Development Code Amendment Case Number WDCA17-0008. This recommendation for denial is based on the inability to make all of the required findings in accordance with Washoe County Code Section 110.818.15(e) including:

1. Consistency with Master Plan. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Should the Planning Commission disagree with the evaluation provided by staff, the following motions have been provided:

Possible Motion for Master Plan Amendment

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 Exhibit M of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0002 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA18-0002 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. ***(Please state the reasons that each finding can be made.)***

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.

Possible Motion for Regulatory Zone Amendment

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 Exhibit N, and recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0001 to the Washoe County Board of County Commissioners having made all of the following findings in accordance with Washoe County Code Section 110.821.15: ***(Please state the reasons that each finding can be made.)***

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

Possible Motion for Development Code Amendment

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 recommend approval of Development Code Amendment Case Number WDCA17-0008, to amend Washoe County Chapter 110 (Development Code) within Article 222 (Truckee Canyon Area); and, to update these sections within Article 222 (Truckee Canyon Area). I further move to authorize the Chair to sign the resolution contained in Exhibit O on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e): ***(Please state the reasons that each finding can be made.)***

1. **Consistency with Master Plan.** The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
2. **Promotes the Purpose of the Development Code.** The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
3. **Response to Changed Conditions.** The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. **No Adverse Affects.** The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision are 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.

Applicant: Black Rock Storage, LLC,
Attn: Tom Ortiz, 681 Edison Way, Reno, NV 89502

Property Owner: Vector Account, LLC,
240 Grapevine Ravine Road, Newcastle, CA 95658

Consultant: Rubicon Design Group, LLC,
1610 Montclair Avenue, Suite B, Reno, NV 89509



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

Exhibit A

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

January 29, 2018

TO: Roger Pelham, MPA, Senior Planner, CSD, Planning & Development Division
Chris Bronczyk, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Master Plan Amendment Case Number WMPA18-0002 – Black Rock Storage Master Plan Amendment, & Regulatory Zone Amendment Case Number WRZA18-0001 – Black Rock Storage Regulatory Zone Amendment & Development Code Amendment Case Number WDCA17-0008 – Black Rock Storage (Truckee Canyon Area Modifier)

Project description:

- (1) To allow commercial master plan categories and commercial regulatory zones for use types that do not require new municipal services;
- (2) Add a statement or policy restricting the commercial use types allowed; and
- (3) Amend the existing Suburban Residential master plan designation of the subject site to Commercial Master Plan Designation; &

To approve a Regulatory Zone Amendment to change Medium Density Suburban (MDS) zoning to Neighborhood Commercial (NC); &

To approve a Development Code Amendment to Article 222 (Truckee Canyon Area) of the Washoe County Development Code (WCC Chapter 110), to allow specific use types in the Neighborhood Commercial regulatory zone subject to a Special Use Permit, only if the proposed use does not require new municipal services.

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

- 1) There are no water rights conditions or comments for approvals.
- 2) Following the possible approval of these amendments, the potential future project will require onsite water supply which in turn will require a valid water rights transfer to this site to support the project. These water rights must conform and comply with the provisions of Article 422.

**BLACK ROCK STORAGE
EXHIBIT A**

February 6, 2018

Roger Pelham, MPA, Senior Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Black Rock Storage MPA, RZA, DCA; APN 084-291-04
Master Plan, Regulatory Zone, & Development Code Amendment;
WMPA18-0002, WRZA18-0001, & WDCA17-0008

Dear Mr. Pelham:

The Washoe County Health District, Environmental Health Services Division (WCHD) has reviewed the above referenced project. Approval by the WCHD is subject to the following conditions:

1. WCHD has reviewed the above master plan amendment, regulatory zone amendment, and development code amendment for the Black Rock Storage and Wadsworth area and has no objections to the approval of these amendments as proposed. However, it is important to note that there are no municipal services in this area and therefore any potential development will require the use of a commercial onsite sewage disposal system and may require a commercial well and be required to become a permitted public water system.
 - a. This area and small parcels (even 5 acres) can be difficult to develop utilizing commercial septic systems and if onsite water service (via a well) must be established.
 - b. Any proposed connection to the Truckee Canyon Estates for water service will require a Water Project submittal to ensure adequate water services are available.

If you have any questions or would like clarification regarding the foregoing, please contact Wes Rubio, Senior Environmental Health Specialist at wrubio@washoecounty.us regarding all Health District comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Waste Management/Land Development Programs

JE:wr



Bronczyk, Christopher

From: Pelham, Roger
Sent: Monday, February 12, 2018 2:36 PM
To: Bronczyk, Christopher
Subject: FW: Black Rock Storage

Please save this one also.

Roger Pelham, MPA
Senior Planner | Washoe County Community Services Department | Planning & Development Division
rpelham@washoecounty.us | (775) 328-3622 | F(775) 328-6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



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From: Steve Shell [<mailto:sshell@water.nv.gov>]
Sent: Monday, February 12, 2018 1:27 PM
To: Pelham, Roger
Subject: Black Rock Storage

WMPA18-0002: No water has been committed to this project. No other comment.
WRZA18-0001 and WDCA17-0008: 7.10 acre-feet annually from Permits 35581 and 35582, both owned by TMWA, have been banked for this development. No other comment.



State of Nevada
Department of Conservation & Natural Resources
Division of Water Resources
Jason King, P.E., State Engineer

*Steve Shell
Water Resource Specialist II*

Nevada Dept of Conservation & Natural Resources
Division of Water Resources
901 S. Stewart St., Ste. 2002
Carson City, NV 89701
Phone: 684-2836
Fax: 684-2811
sshell@water.nv.gov
water.nv.gov



STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

District II
310 Galletti Way
Sparks, Nevada 89431
(775) 834-8300 FAX (775) 834-8319

March 5, 2018

BRIAN SANDOVAL
Governor

RUDY MALFABON, P.E., Director

Washoe County
Planning and Development Division
P.O. Box 11130
Reno, NV 89520-0027

WMPA18-0002/WRZA18-0001/WDCA17-0008
Black Rock Storage
APN 084-291-04

Attention: Mr. Roger Pelham, Senior Planner:

Dear Mr. Roger Pelham:

Nevada Department of Transportation (NDOT), District II has reviewed the request to approve a Master Plan Amendment, Regulatory Zone Amendment and Development Code Amendment for a proposed mini-storage located adjacent to the existing TMSD Station at Stampmill Drive (east side), Wadsworth, NV.

The site consists is ± 5.4 acres and is located directly north of I-80 westbound on ramp (to the south) and Stampmill Drive. The proposed actions would allow for the property to be used for a mini-storage facility.

District has the following comments:

1. Direct access from the property to Exit 43 westbound on ramp to Interstate 80 highway is restricted. Interstate 80 is an access-controlled facility, so all access for the property need to be from Stampmill Drive.

Other comments specific to the future development/ permitting process:

2. Prior to any grading adjacent to NDOT Right-of-Way, a Drainage Report, including a grading plan, and a Drainage Form must be submitted to the Permit office. Please contact the Permit Office at (775) 834-8330 for more information.
 - a. A Drainage Report shall be submitted for any development or construction that impacts flow to or within NDOT Right-of-Way.
 - b. Please contact the Permit Office to coordinate with NDOT's Hydraulic Design Division. It is beneficial to the developer to work with the Hydraulic Design Division early in the design process to answer questions and give guidance.
 - c. The Drainage Information Form shall be stamped by a professional engineer, unless waived at the discretion of the District Engineer. To request for a waiver, please submit the following:
 - Submit a signed letter addressed to the District Engineer on official letterhead

describing the development or construction activities and provide supporting reasons to approve the waiver.

- Include FEMA flood maps pertaining to the proposed project location.
 - Include construction plans or any other supporting documentation.
3. Applicant is responsible for mitigating any project site drainage within the property. Drainage facilities within NDOT Right-of-Way is not recommended. Any proposal with facilities within the NDOT Right-of-Way will require a license or lease.
 4. An occupancy permit is required for facilities within the NDOT Right-of-Way. Please see the *Terms and Conditions Relating to Right of Way Occupancy Permits* booklet available online at nevadadot.com. Contact the Permit Office at (775) 834-8330 for more information regarding an occupancy permit.
 5. The applicant is encouraged to coordinate with the Permit Office early for any required occupancy permit (access management, hydraulic design and drainage facilities, maintenance memo of understanding (MOU), roadway abandonment, intersection control evaluation, leases, etc.). NDOT's permit processing time may vary based on project complexity; however, the processing time is approximately 45 working days. This does not include any revision time needed to make necessary changes in the design.
 6. For any non-permanent activities or temporary traffic control such as placement of cones, static signs, and portable electronic signs within NDOT Right-of-Way will require a temporary permit. Please submit temporary permit applications at least 4 weeks prior to the scheduled activity or work. Contact the Permit Office for more information.
 7. A temporary traffic control plan (TCP) shall be prepared and signed by an American Traffic Safety Services Association (ATSSA) Traffic Control Supervisor or a Professional Traffic Operations Engineer, certified by ITE.
 8. The Nevada Revised Statutes (NRS) prohibits advertising within NDOT Right-of-Way. Please refer to NRS 405.110 Unlawful advertising on or near a highway or on bridge. Signs for advertising will not be allowed within NDOT Right-of-Way. Please ensure sign base, post and sign edge is outside of NDOT Right-of-Way. As forms of advertising not related to the specific property use (e.g., billboards, etc.) do require a permit from NDOT per NRS and shall be secured through the District II Utility Office.
 9. The property owner must provide adequate parking on the property or in the vicinity. NDOT does not issue permits for long term parking for business use. If needed, NDOT will post NO PARKING signs to mitigate any parking concerns. NDOT recommends not depending on State Right-of-Way to accommodate parking.
 10. The state defers to municipal government for land use development decisions. Public involvement for Development related improvements within the NDOT Right-of-Way should be considered during the municipal land use development public involvement process. Significant public improvements within the NDOT Right-of-Way developed after the municipal land use development public involvement process may require additional public involvement. It is the responsibility of the permit applicant to perform such additional public involvement. We would encourage such public involvement to be part of a municipal land use development process.

Thank you for the opportunity to review this development proposal. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. I look forward to working with you and your team and completing a successful project. Please feel free to contact me at (775)834-8300, if you have any further questions or comments.

Sincerely,

DocuSigned by:

DC6D2FB6D946439...

03/05/2018

Jae E. Pullen, PE, PTOE
Engineering Services Manager

JEP/rmo

cc: Thor Dyson, NDOT District Engineer
Richard Oujevolk, NDOT District Traffic
Roger Pelham, Senior Planner Washoe County RPelham@washoecounty.us
Chris Bronczyk, Planner Washoe County CBronczyk@washoecounty.us
File

DS


Bronczyk, Christopher

From: Lawson, Jacqueline
Sent: Wednesday, January 24, 2018 4:59 PM
To: Pelham, Roger; Bronczyk, Christopher
Subject: FW: January Agency Review Memo
Attachments: January Agency Review Memo.pdf

Hi Roger and Chris,

The EMS Program does not have any comments for the Master Plan Amendment Case Number WMPA18-0002 – Black Rock Storage Master Plan Amendment, Regulatory Zone Amendment Case Number WRZA18-0001 – Black Rock Storage Regulatory Zone Amendment or Development Code Amendment Case Number WDCA17-0008 – Black Rock Storage (Truckee Canyon Area Modifier) included in January’s Application Review Memo I (item 2). Please let me know if you have any questions.

Thank you,

Jackie

From: Stark, Katherine
Sent: Monday, January 22, 2018 10:28 AM
To: Wolf, Mike; English, James; Rubio, Wesley S; Dayton, Brittany
Cc: Cona, Denise; Health – EHS Front Desk; Stark, Katherine; Emerson, Kathy
Subject: January Agency Review Memo

Good morning,

Please find the attached Agency Review Memo with cases received in January by Washoe County Community Services Department, Planning and Building.

You’ve each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo.

For Item 2, please note that the three blue links open the same, combined application. **Item 3** and **Item 4** have large applications; please click on the multiple blue links in order to review the entire application.

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

Mike (Air Quality) – Items 1, 2, 3 & 4

Jim E. & Wes (Env. Health) – Items 1, 2, 3 & 4

Brittany (Emergency Med. Svcs.) – Items 1, 2, 3 & 4

Thank you!

Katy Stark

Office Support Specialist | Washoe County Community Services Department | Planning & Building Division
krstark@washoecounty.us | o 775.328.3618 | f 775.328.6133 | 1001 E. Ninth St., Bldg. A, Reno, NV 89512



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REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

January 31, 2018

FR: Chrono/PL 183-17

Mr. Roger Pelham, Senior Planner and
Mr. Chris Bronczyk, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WMPA18-0002 (Black Rock Storage Master Plan Amendment)
WRZA18-0001 (Black Rock Storage Regulatory Zone Amendment)
WDCA17-0008 (Black Rock Storage- Truckee Canyon Area Modifier)

Dear Mr. Pelham and Mr. Bronczyk,

We have reviewed the above applications and have no comments at this time.

Thank you for the opportunity to comment on these applications. Please feel free to contact me at 775-332-0174 or email me at rkapuler@rtcwashoe.com if you have any questions or comments.

Sincerely,

A handwritten signature in cursive script that reads "Rebecca Kapuler".

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/Washoe County no comment 02052018

Bronczyk, Christopher

From: O'Connor, Tim
Sent: Monday, January 22, 2018 11:21 AM
To: Pelham, Roger; Bronczyk, Christopher
Subject: Black Rock Storage Master

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

The Washoe County Sheriff's Office Patrol Division has no concerns with the Black Rock Storage Plan WMPA18-002, WRZA18-0001 and WDCA17-0008.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354

PRIDE - Professionalism, Respect, Integrity, Dedication, Equality



WASHOE COUNTY COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects Division

"Dedicated to Excellence in Public Service"

1001 East 9th Street PO Box 11130 Reno, Nevada 89520 Telephone: (775) 328-2040 Fax: (775) 328-3699

INTEROFFICE MEMORANDUM

DATE: February 2, 2018
TO: Roger Pelham, Planning and Building Division
Chris Bronczyk, Planning and Building Division
FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division
SUBJECT: **WMPA18-0002, WRZA18-0001 and WDCA17-0008**
APN 084-291-04
BLACK ROCK STORAGE

I have reviewed the referenced master plan, regulatory zone and development code amendments and I see no significant CSD –Engineering (public works) service impacts.

LRV/lrv

Bronczyk, Christopher

From: Lawson, Clara
Sent: Friday, February 02, 2018 3:33 PM
To: Bronczyk, Christopher; Pelham, Roger
Subject: Black Rock Storage

I don't have any issues with this project.

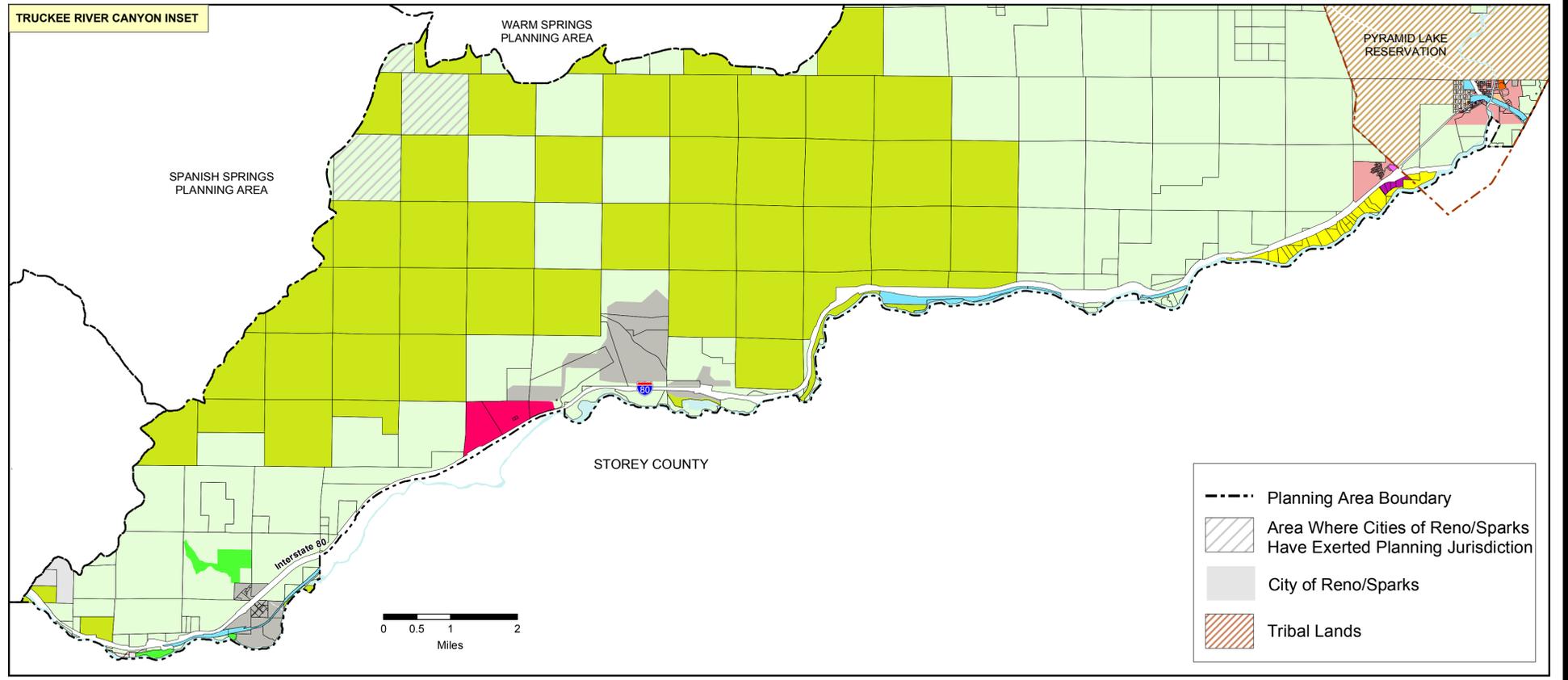
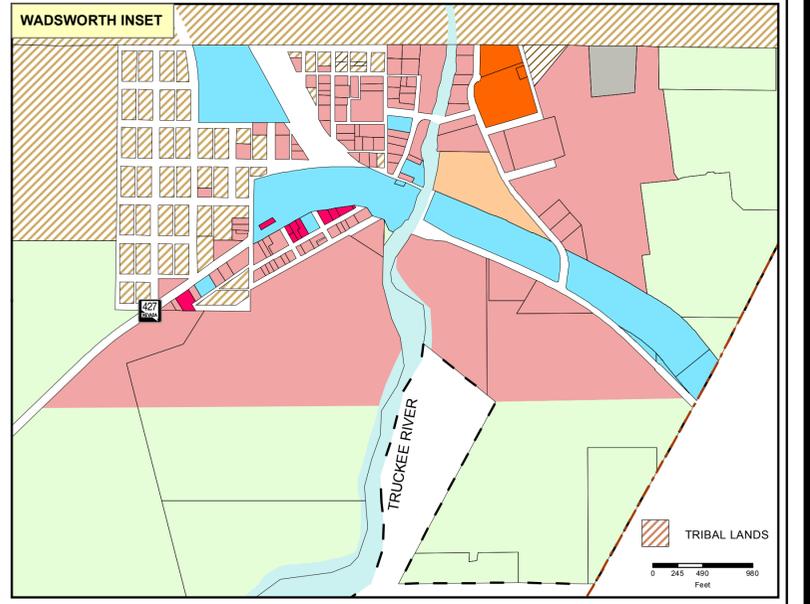
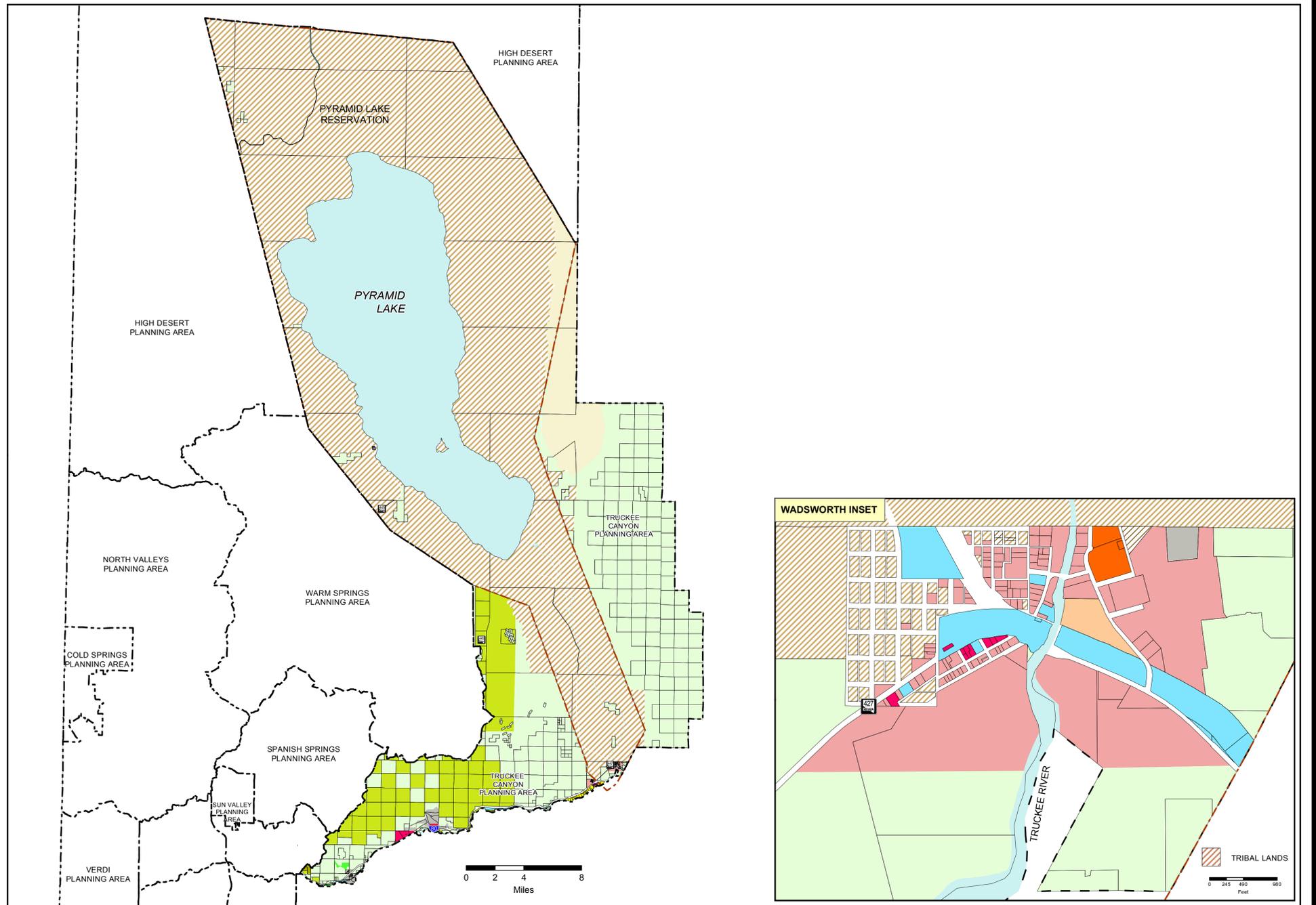


Clara Lawson, PE, PTOE, Licensed Engineer

Washoe County | Community Services Dept | Engineering Division 1001 E. Ninth St., Reno NV 89520

clawson@washoecounty.us | o 775-328-3603 | fax 775-328-3699

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- Planning Area Boundary
- ▨ Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
- ▭ City of Reno/Sparks
- ▨ Tribal Lands

TRUCKEE CANYON REGULATORY ZONE MAP

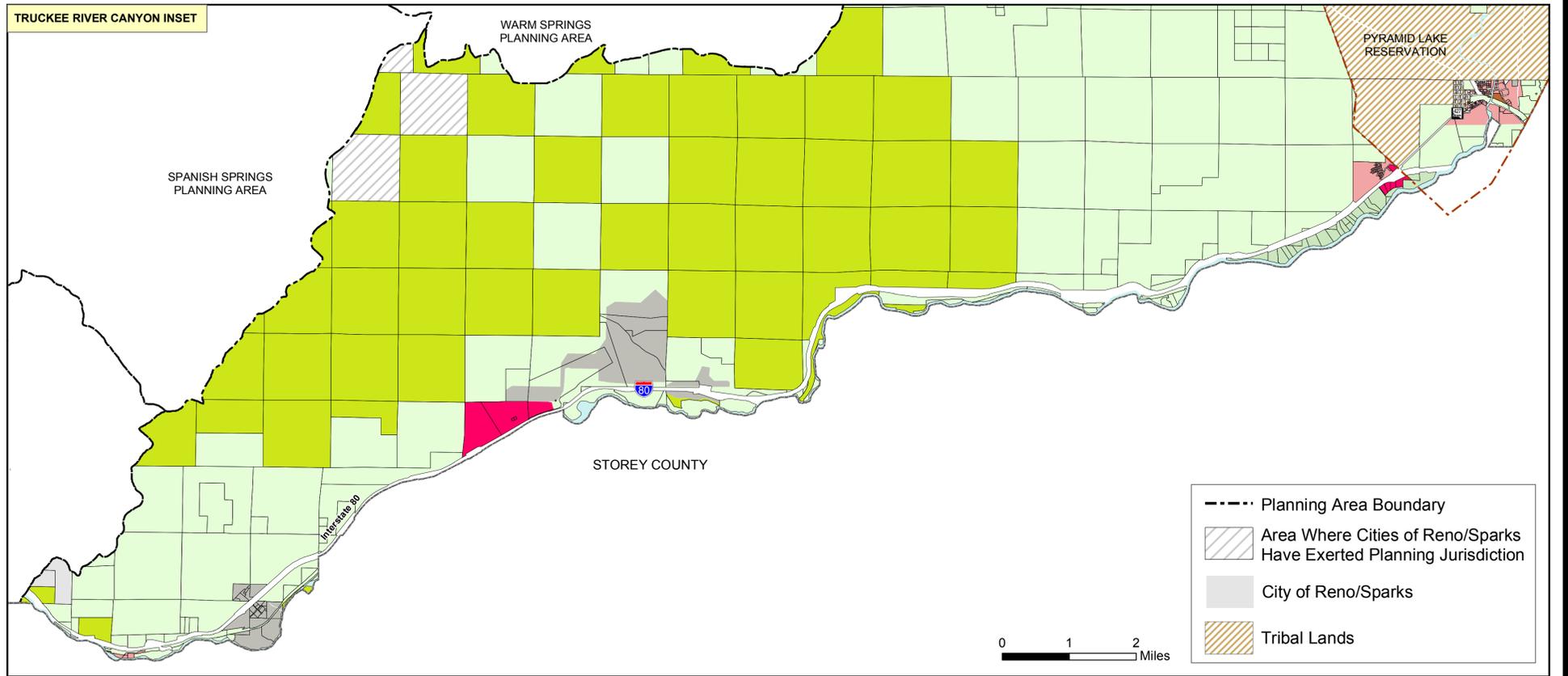
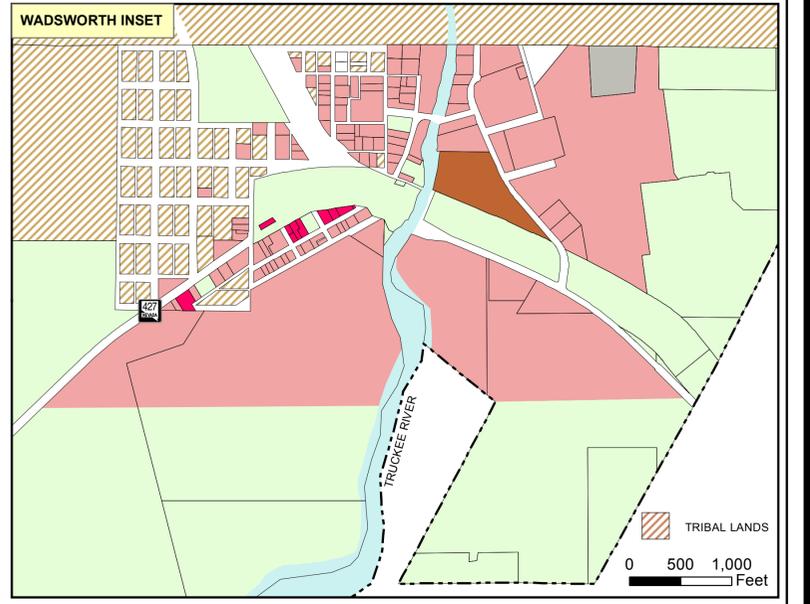
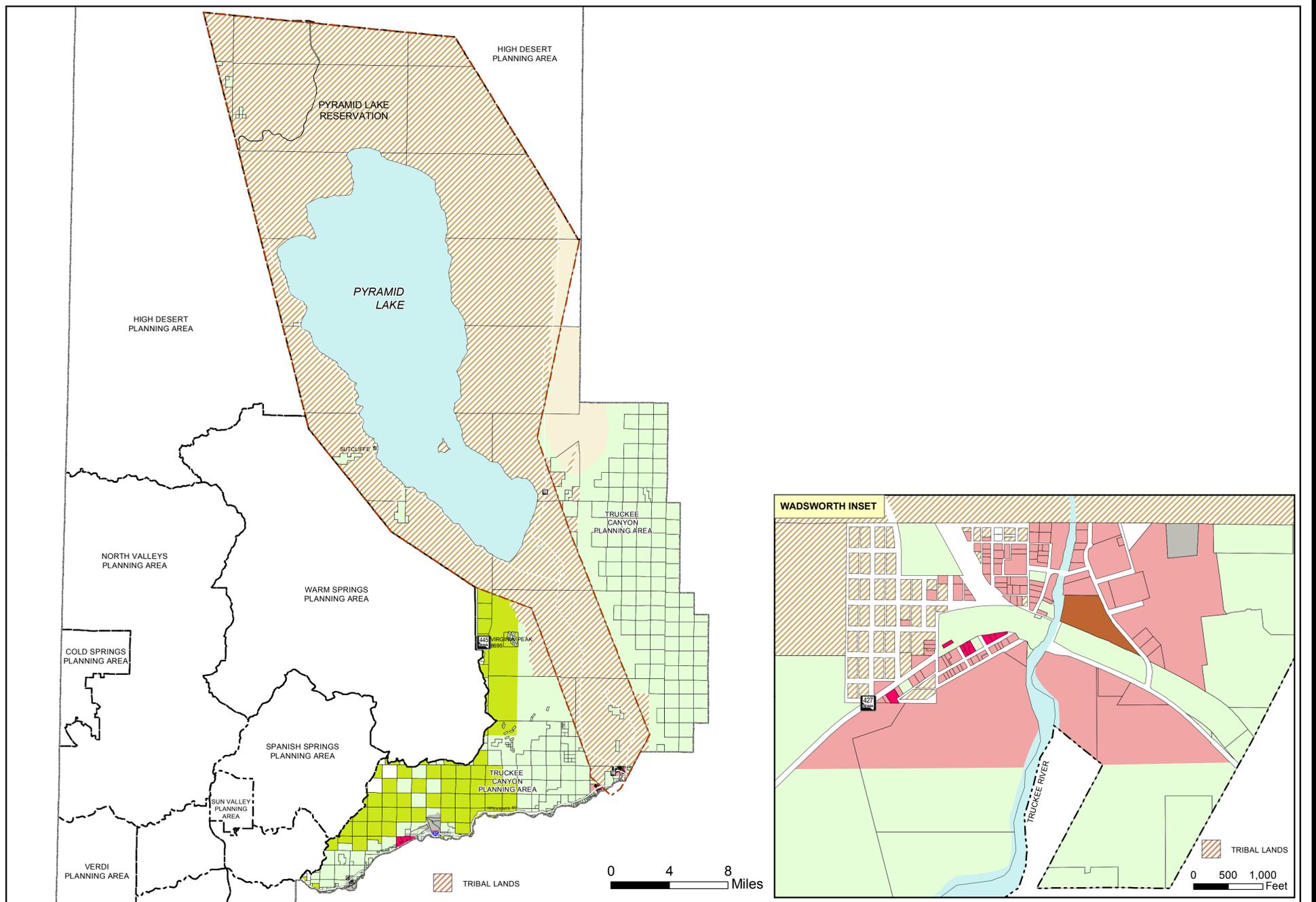
- | | | |
|---------------------------|--------------------------------|-----------------------------------|
| LOW DENSITY RURAL | HIGH DENSITY SUBURBAN | INDUSTRIAL |
| MEDIUM DENSITY RURAL | LOW DENSITY URBAN | PUBLIC AND SEMI-PUBLIC FACILITIES |
| HIGH DENSITY RURAL | MEDIUM DENSITY URBAN | PARKS AND RECREATION |
| LOW DENSITY SUBURBAN | HIGH DENSITY URBAN | OPEN SPACE |
| LOW DENSITY SUBURBAN 2 | GENERAL COMMERCIAL | GENERAL RURAL |
| MEDIUM DENSITY SUBURBAN | NEIGHBORHOOD COMMERCIAL/OFFICE | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN 4 | TOURIST COMMERCIAL | DRY LAKE/WATER BODY |

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 PLANNING AND DEVELOPMENT DIVISION.
 Path: G:\arcdata\planarea\tc\Regzone_working\WRZA18-0001\WRZA18-0001.mxd

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
 1861
 Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600



TRUCKEE CANYON MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

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 PLANNING AND DEVELOPMENT DIVISION.

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CERTIFICATION:
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN 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

AGENCY REVIEW CHECKLIST

Exhibit L

Case Planner: C Bronczyk - R. Pelham
Case Number: WDCA17-0008 WMPA18-0002 WRZA18-0001

FEDERAL

- Army Corp of Engineers
- Bureau of Indian Affairs *Hard Copy*
- NRCS
- Bureau of Land Management**
- Nevada State Office *Hard Copy*
- Eagle Lake Field Office
- Surprise Field Office
- Winnemucca District Office

US Fish & Wildlife

US Forest Service

- Carson Ranger District
- State Office - Sparks

US Postal Service *Hard Copy*

STATE OF NEVADA

- Environmental Protection
- Mining
- NDF - Endangered Species
- Parks
- Transportation
- Water Resources
- Wildlife (NDOW)

COUNTY

- County Manager
- District Attorney, Civil Division
- Library

Community Services Department

- Planning and Development
Division Director
- Building & Safety
- GIS
- Parks and Open Spaces
- Water Rights Manager
- Engineering and Capital Projects
Division Director
- Land Development
- Roads
- Sewer
- Street Naming
- Surveyor (PMs Only)
- Traffic
- Operations Division Director

Animal Services

- Animal Services

Sheriff

- Law Enforcement
- District Health
- Air Quality
- Environmental Health
- Emergency Medical Services

FIRE PROTECTION

- Truckee Meadows Fire Protection
- Sparks Fire
- Reno Fire

CITIZEN ADVISORY BOARDS

- East Truckee Canyon
- North Valleys
- South Truckee Meadows/Washoe Valley
- Spanish Springs
- Sun Valley
- Warm Springs/Rural
- West Truckee Meadows

REGIONAL/CITIES

- Airport Authority
- RTC
- Reno Community Development
- Sparks Community Services
- Truckee Meadows Regional Planning
- Washoe County School District
- WCSD Receives all Tentative Subdivision Map Applications**
- Washoe -Storey Conservation District

HISTORIC PRESERVATION

- Pyramid Lake Paiute Tribe
- Reno/Sparks Indian Colony
- Nevada Historic Preservation
- Washoe Tribe of Nevada

GENERAL IMPROVEMENT DISTRICTS

- Gerlach GID
- Grandview Terrace GID
- Palomino Valley GID
- Sun Valley GID

UTILITIES

- AT&T
- NV Energy
- Plumas-Sierra Rural Electric Cooperative
- Sky Ranch Utility
c/o Utilities, Inc
- Southwest Gas
- TMWA
- Utilities, Inc

TAHOE

- Charter Communications
- Incline Village/Crystal Bay CAB
- IVGID
- Nevada State Lands
- Nevada Tahoe Conservation Dist
- North Lake Tahoe FPD
- Tahoe Regional Planning Agency
- Tahoe Transportation District
- US Forest Service - LTBMU

OTHER/STAFF

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-
-
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-
-
-
-

Date Sent:
Katy Stark

By Staff:
January 22, 2018

**BLACK ROCK STORAGE
EXHIBIT L**

revised 7/1/2017 df



Exhibit M

RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, TRUCKEE CANYON AREA PLAN, MASTER PLAN MAP (WMPA18-0002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 18-13

Whereas, Master Plan Amendment Case Number WMPA18-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on May 1, 2018; 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 the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA18-0002, 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

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

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 WMPA18-0002, 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,

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 May 1, 2018

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A – Truckee Canyon Area Plan Master Plan Map

Exhibit A, WMPA18-0002

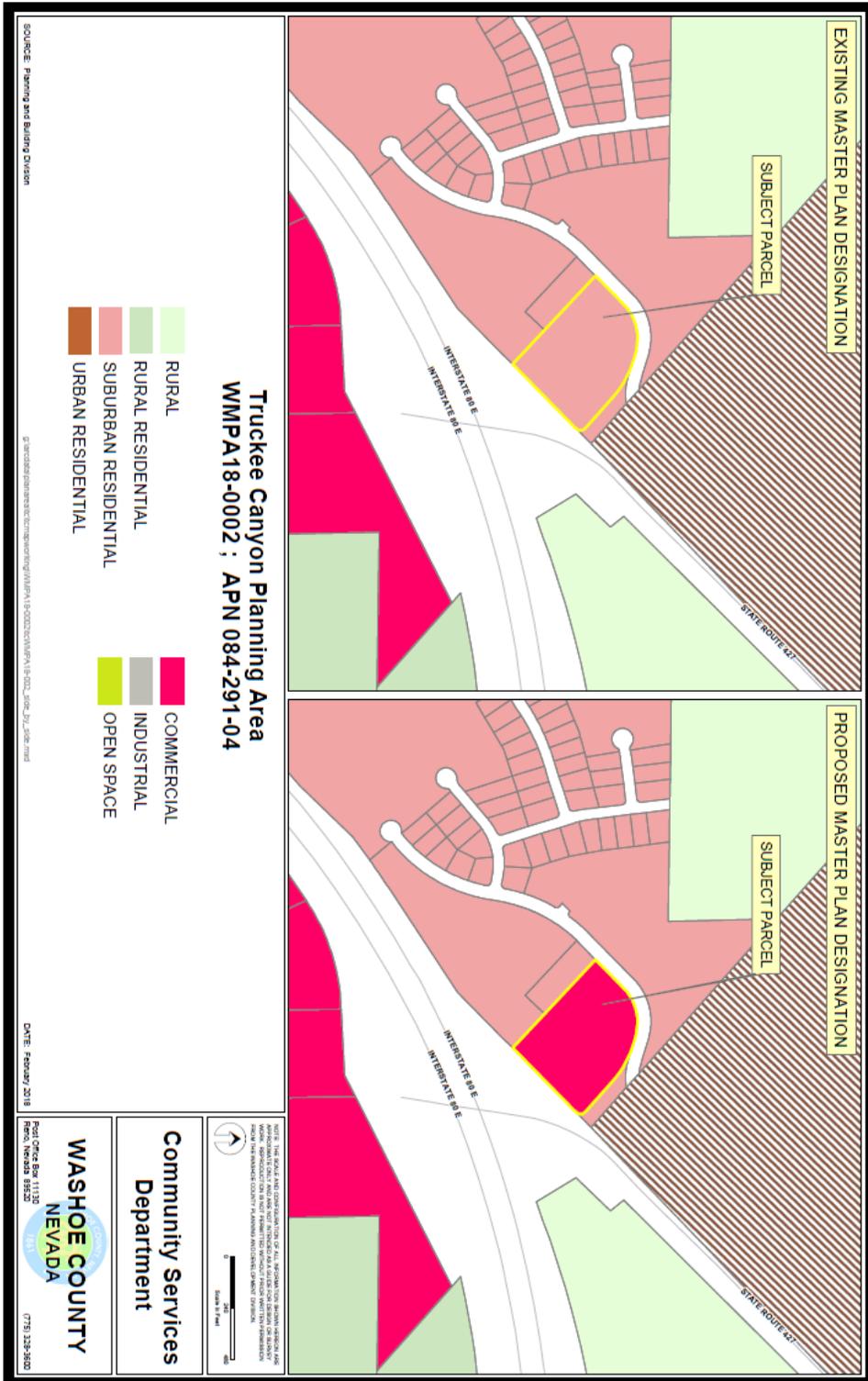




Exhibit N

RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA18-0001 AND THE AMENDED TRUCKEE CANYON AREA PLAN REGULATORY ZONE MAP

Resolution Number 18-14

Whereas Regulatory Zone Amendment Case Number WRZA18-0001, came before the Washoe County Planning Commission for a duly noticed public hearing on May 1, 2018; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA18-0002) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment satisfies the following 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; 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 effect 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; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0001 and the amended Truckee Canyon Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on May 1, 2018.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A – Truckee Canyon Area Plan Regulatory Zone Map

Exhibit A, WRZA18-0001

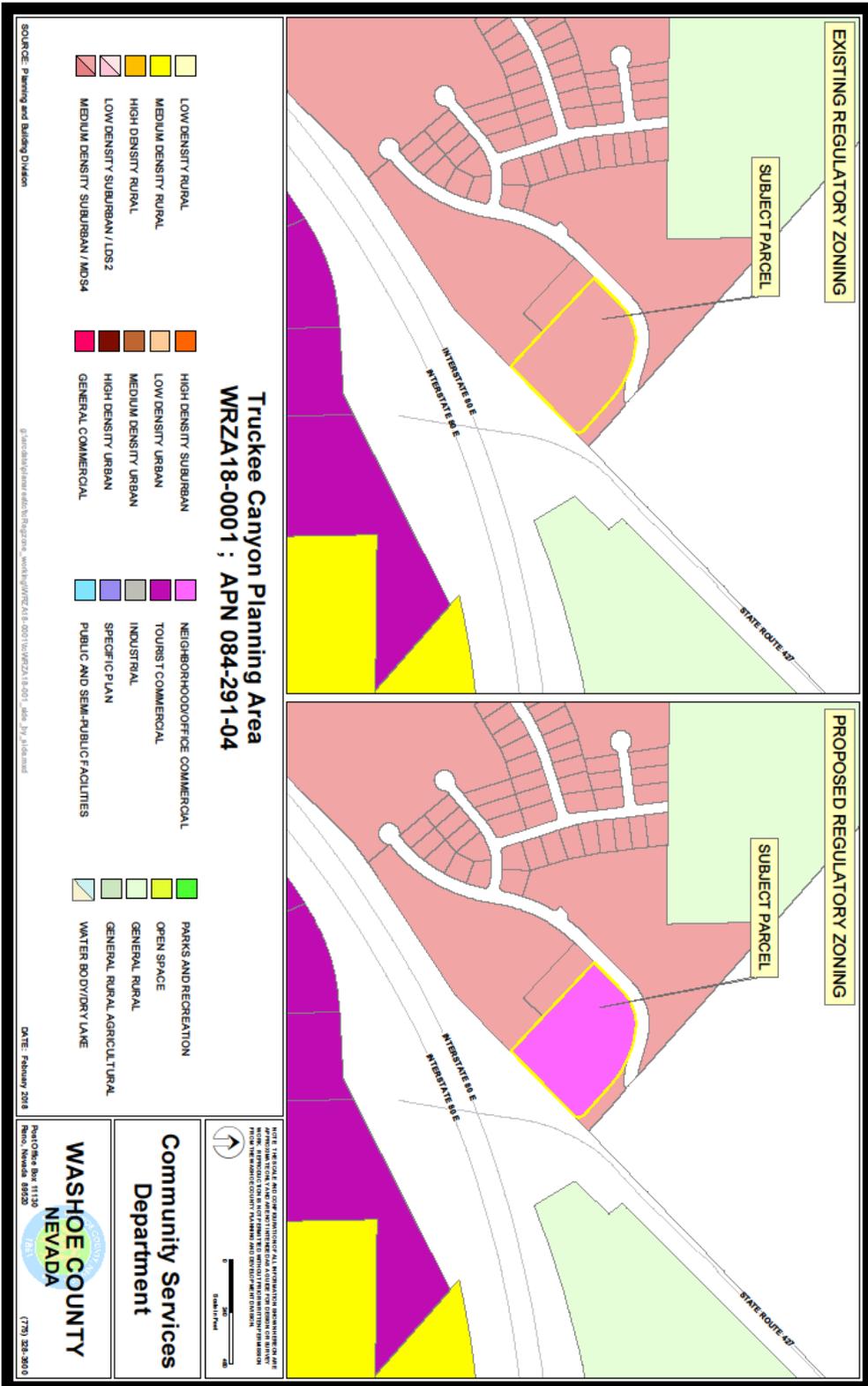




Exhibit O

RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING APPROVAL OF AN AMENDMENT TO WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) WITHIN ARTICLE 222 (TRUCKEE CANYON AREA) TO ALLOW COMMERCIAL USE TYPES IN THE NEIGHBORHOOD COMMERCIAL REGULATORY ZONE SUBJECT TO A SPECIAL USE PERMIT, ONLY IF THE PROPOSED USE DOES NOT REQUIRE NEW MUNICIPAL SERVICES. TO RECOMMEND APPROVAL OF THE DEVELOPMENT CODE AMENDMENT TO THE BOARD OF COUNTY COMMISSIONER; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-15

WHEREAS

- A. Washoe County Code Section 110.818.05 allows for amendments to the Washoe County Code Chapter 110 (Development Code) to be initiated by an owner of real property or the property owner's authorized agent by application to the Washoe County Planning Commission; and
- B. Black Rock Storage, LLC applied for amendments to the Washoe County Code Chapter 110 (Development Code) Article 222 (Truckee Canyon Area), as fully described in Attachment P-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA17-0008, came before the Washoe County Planning Commission for a duly noticed public hearing on May 1, 2018; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code amendment Case Number WDCA17-0008:
 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;

3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,
4. No Adverse Affects. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Sections 110.818.05(a) and 110.818.15(d) and (g):

- 1) The Washoe County Planning Commission does hereby recommend approval of WDCA17-0008 as set forth in Attachment P-1 to this resolution to amend Washoe County Code Chapter 110 (Development Code) within Article 222 of the Development Code to allow for specific use types in the Neighborhood Commercial (NC) regulatory zone subject to a Special Use Permit (SUP), provided those uses do not require new municipal services.
- 2) A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of Commissioners within 60 days of this resolution's adoption date.

ADOPTED on May 1, 2018.

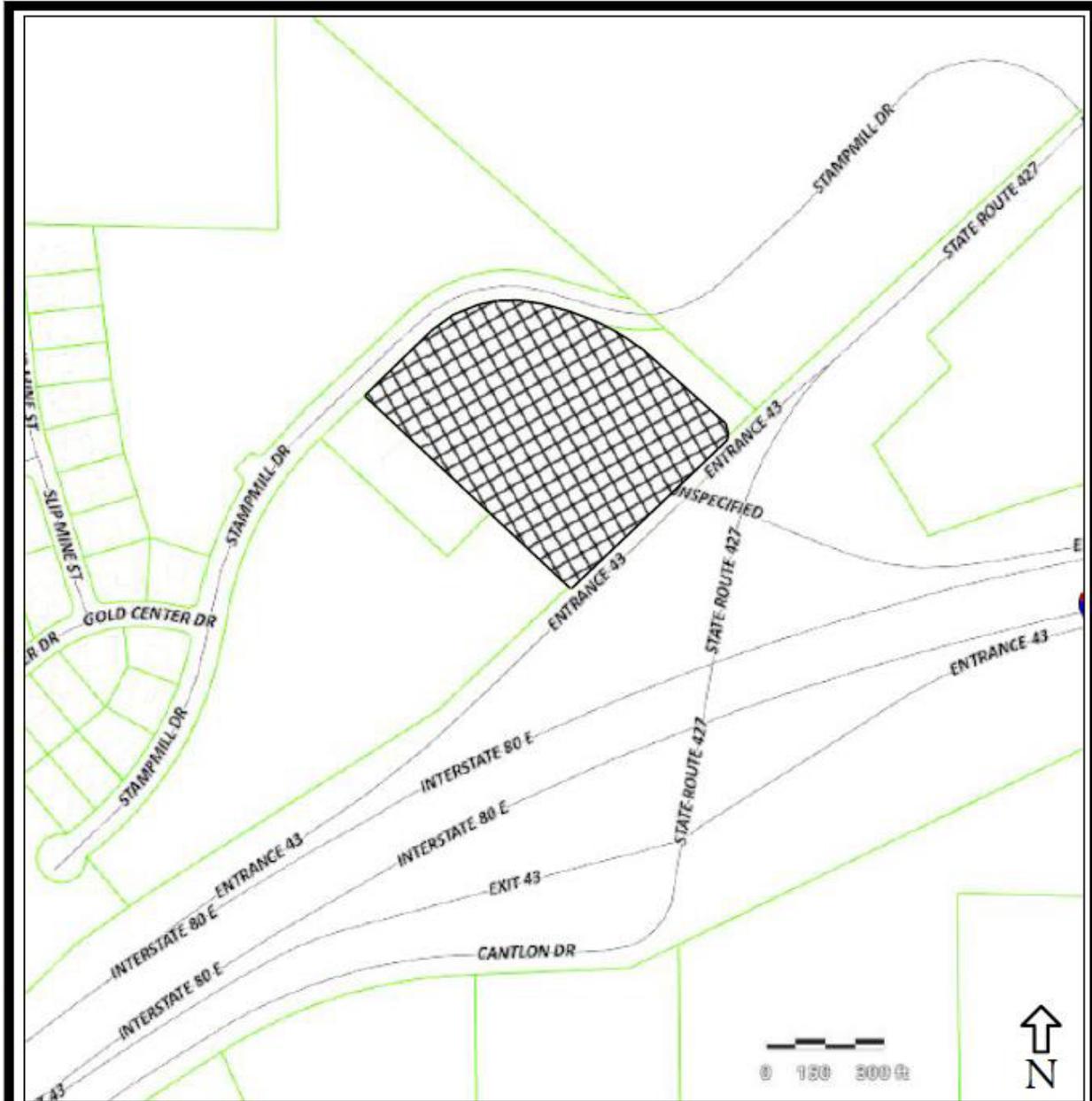
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment P-1



Map 110.222.20.1

TRUCKEE CANYON AREA PLAN MODIFIER



Truckee Canyon Area Plan Overlay Boundary

Department of
Community
Development



WASHOE COUNTY
NEVADA

110.222.20 Truckee Canyon Area Modifier. The purpose of this section is to establish regulations to support limited commercial development within a specific area of the Truckee Canyon when no new municipal services are required.

(a) Applicability. Limited commercial development shall be restricted to one (1) parcel (APN: 084-291-04) located within the Truckee Canyon area as outlined in Map 110.222.20.1 designated with a Neighborhood Commercial (NC) regulatory zone with an approved special use permit by the Washoe County Board of Adjustment pursuant to Article 810.

(1) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:

(i) Commercial Use Type. The following commercial use type as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be allowed with a Special Use Permit approved by the Board of Adjustment:

(1) Mini Storage.