



# Planning Commission Staff Report

Meeting Date: September 7, 2021

Agenda Item: 9E

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

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

STAFF PLANNER: Planner's Name: Dan Cahalane; Chris Bronczyk  
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### CASE DESCRIPTION

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

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

### STAFF RECOMMENDATION

**APPROVE**

**APPROVE WITH  
CONDITIONS**

**DENY**

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

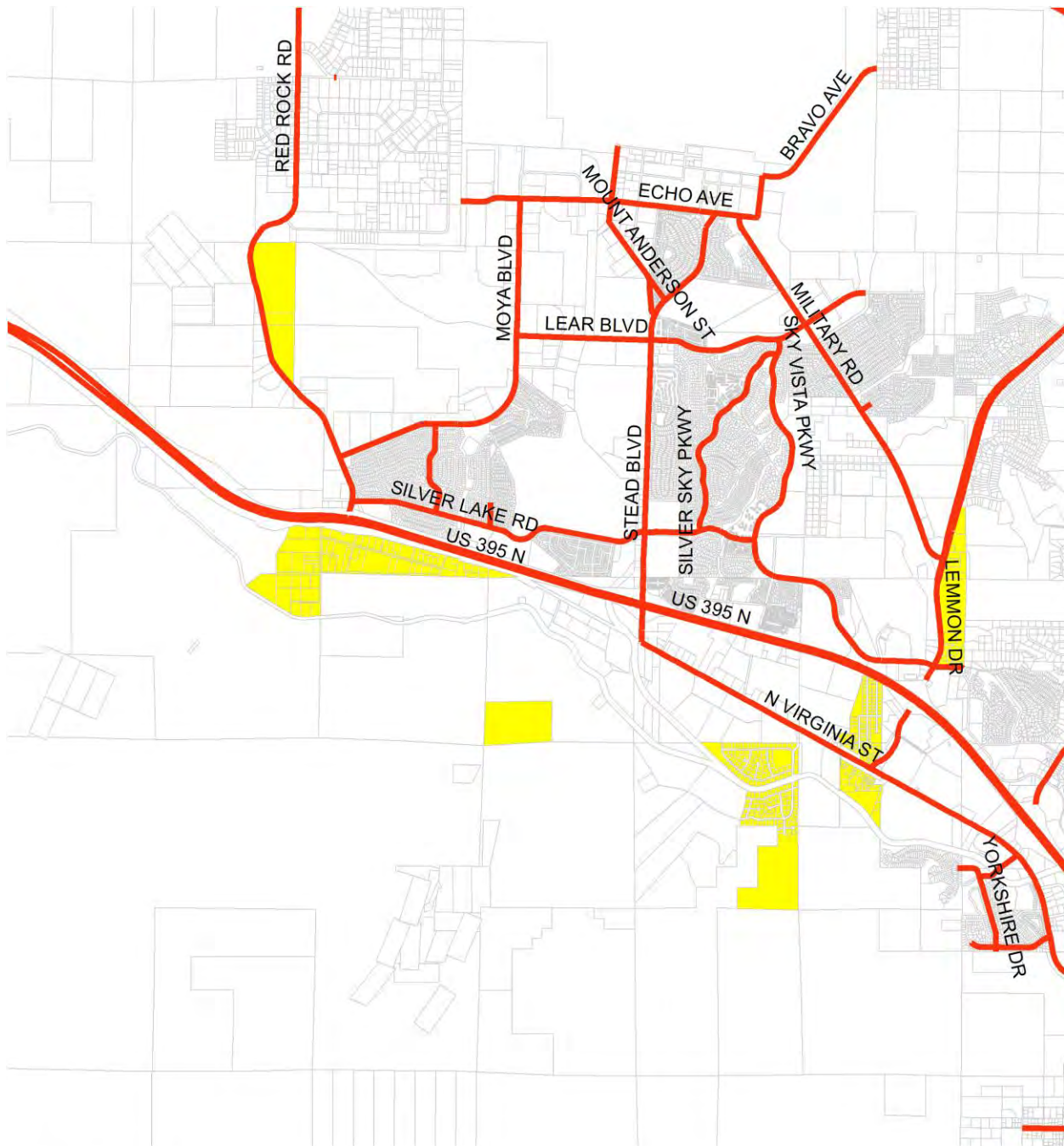
I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master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

OR, alternatively,

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

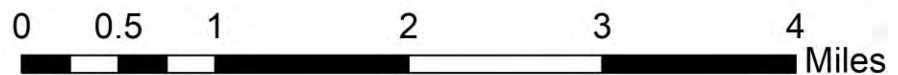
I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Attachment B of this staff report to amend the Master Plan as set forth in Master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

*(Motion with Findings on Page 17)*



### Legend

- Major Roads
- Parcels
- Affected Parcels



**Vicinity Map of Affected Parcels**

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**Attachment Contents**

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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.

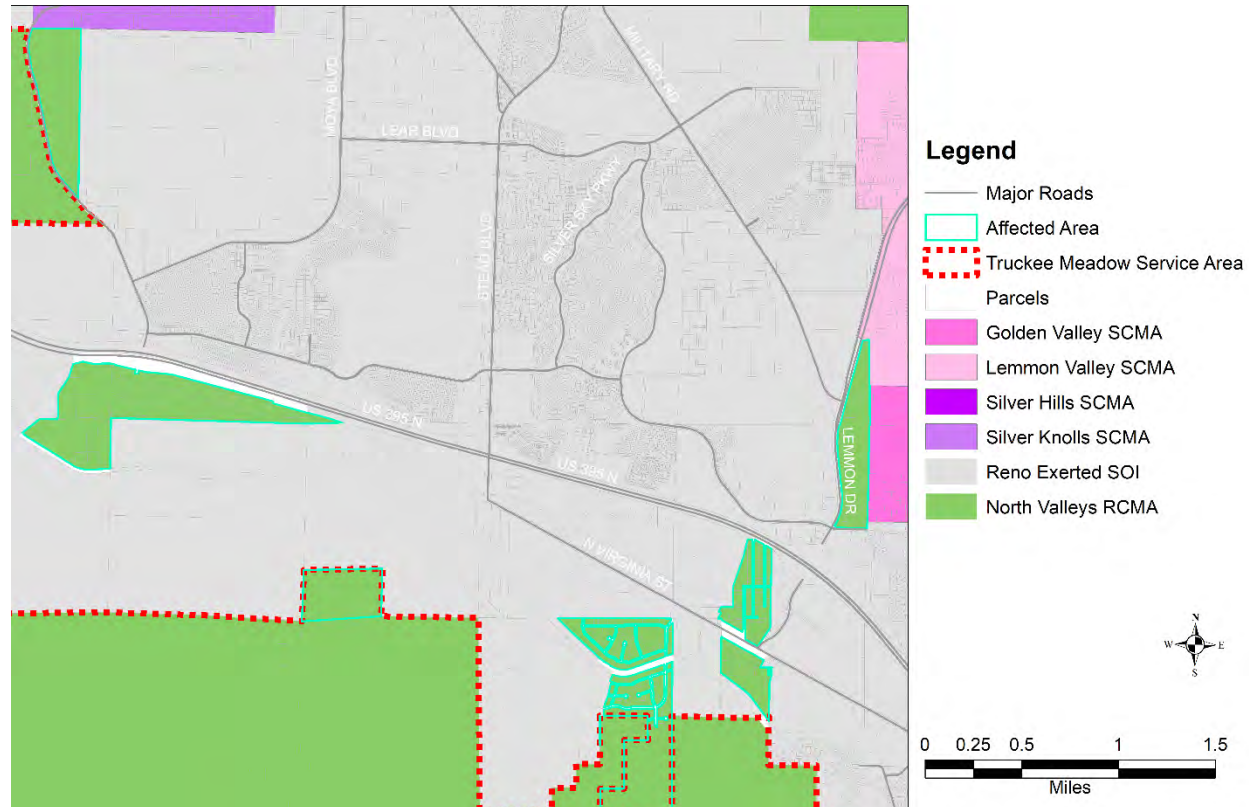
**Volume Three** of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

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 a master plan amendment requires an affirmative vote of at least 2/3 of the Planning Commission's total membership.

### **Existing CMA Map**



### **Current Request**

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

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

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

### **Background**

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

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

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

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

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

**Table of Regulatory Zone Density**

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

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

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

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

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

**Table of Legal Conforming Parcels**

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

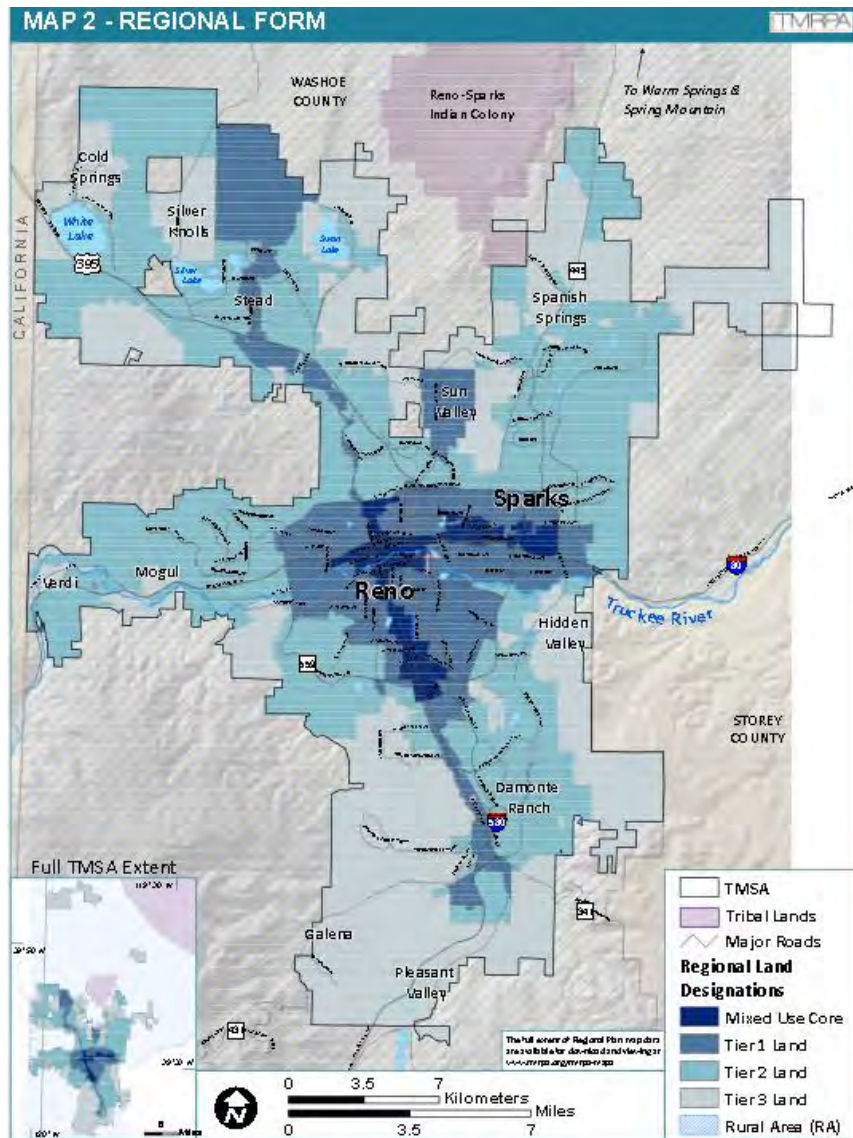
Staff decided to tackle the 398 legal non-conforming parcels identified in a comprehensive manner in order to ensure consistency between similarly situated parcels. This process involved a series of public meetings to receive citizen feedback to determine which option was best to move forward with. The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

**Change of Conditions**

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

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



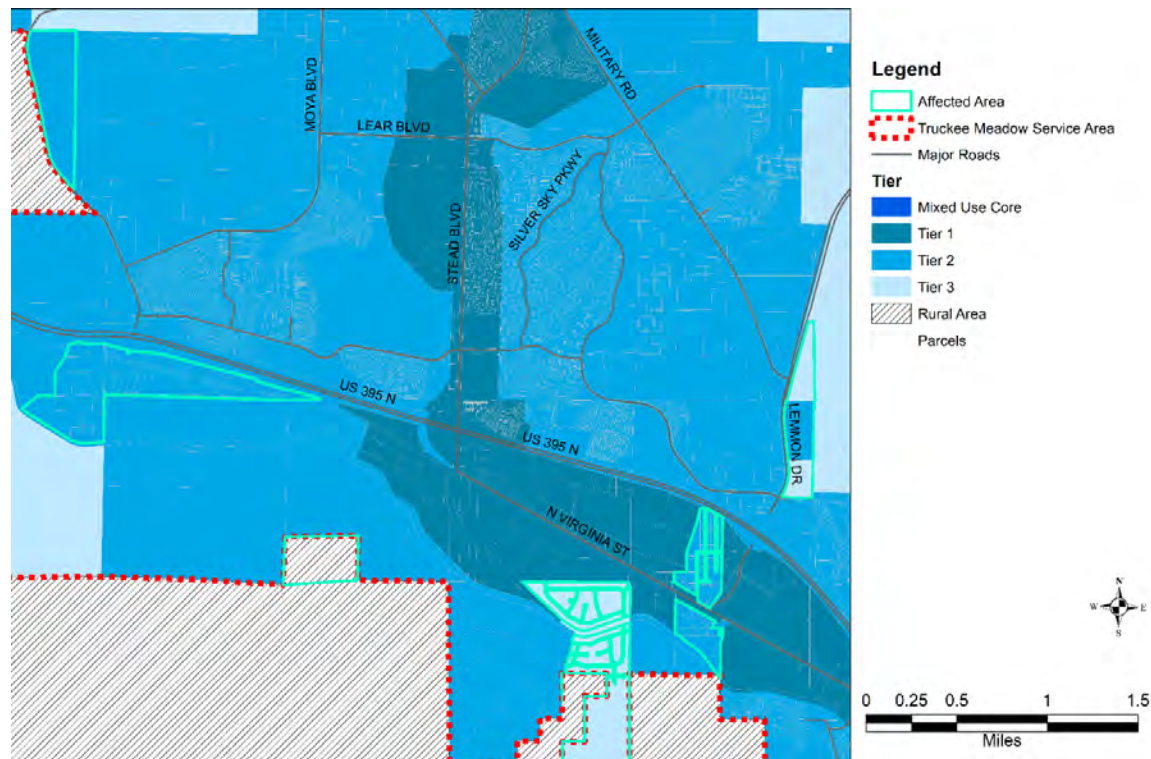


Specifically, within the 2019 TMRP, there are two policies that outline the intended regional form:

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

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

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



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

### **Neighborhood Meetings**

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

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

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

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

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

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

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

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

The public provided the following feedback:

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

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

### **August 9, 2021 – In Person**

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

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

The public provided the following feedback:

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

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

**Policy Options**

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

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

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

**Master Plan and Area Plan Evaluation**

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

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

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

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

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

**Relevant North Valleys Area Plan Policies Reviewed**

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

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

**Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for August 20, 2021.

**Staff Recommendations**

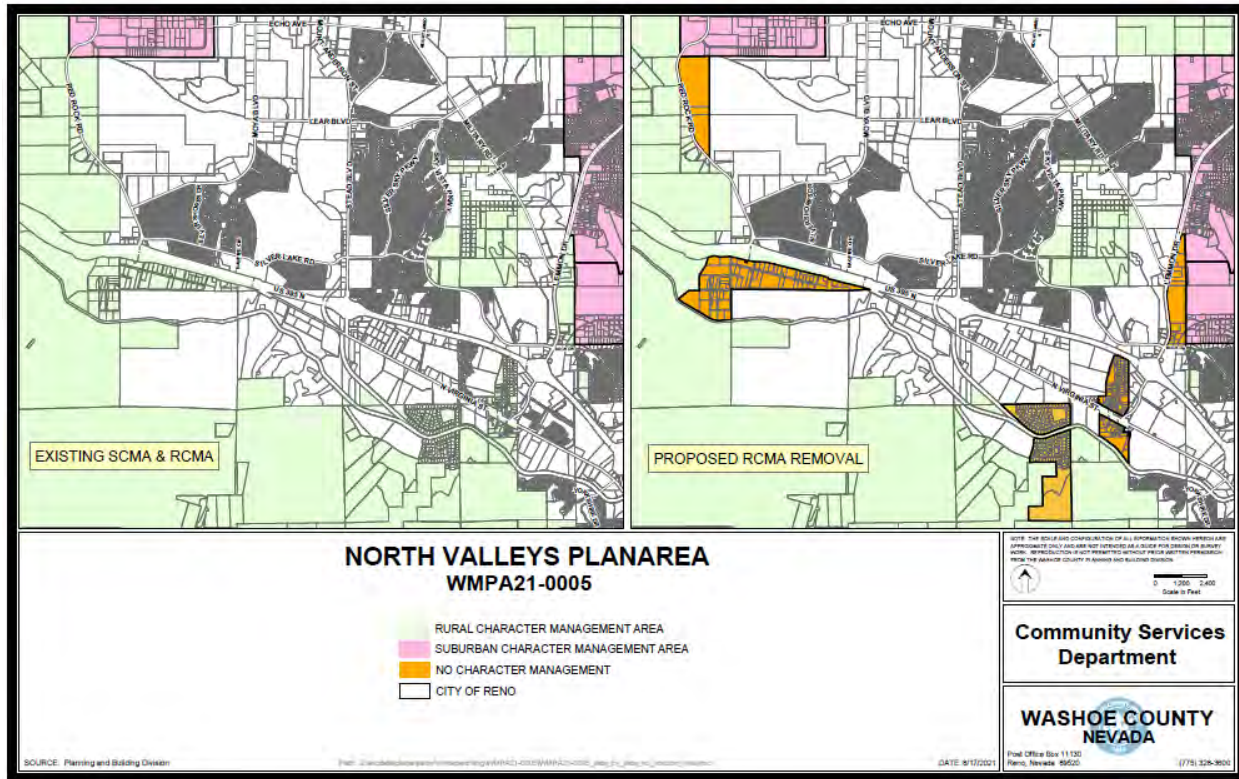
Staff recommends that the Planning Commission *consider* both Option 1 and Option 2 as outlined below:

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

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

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

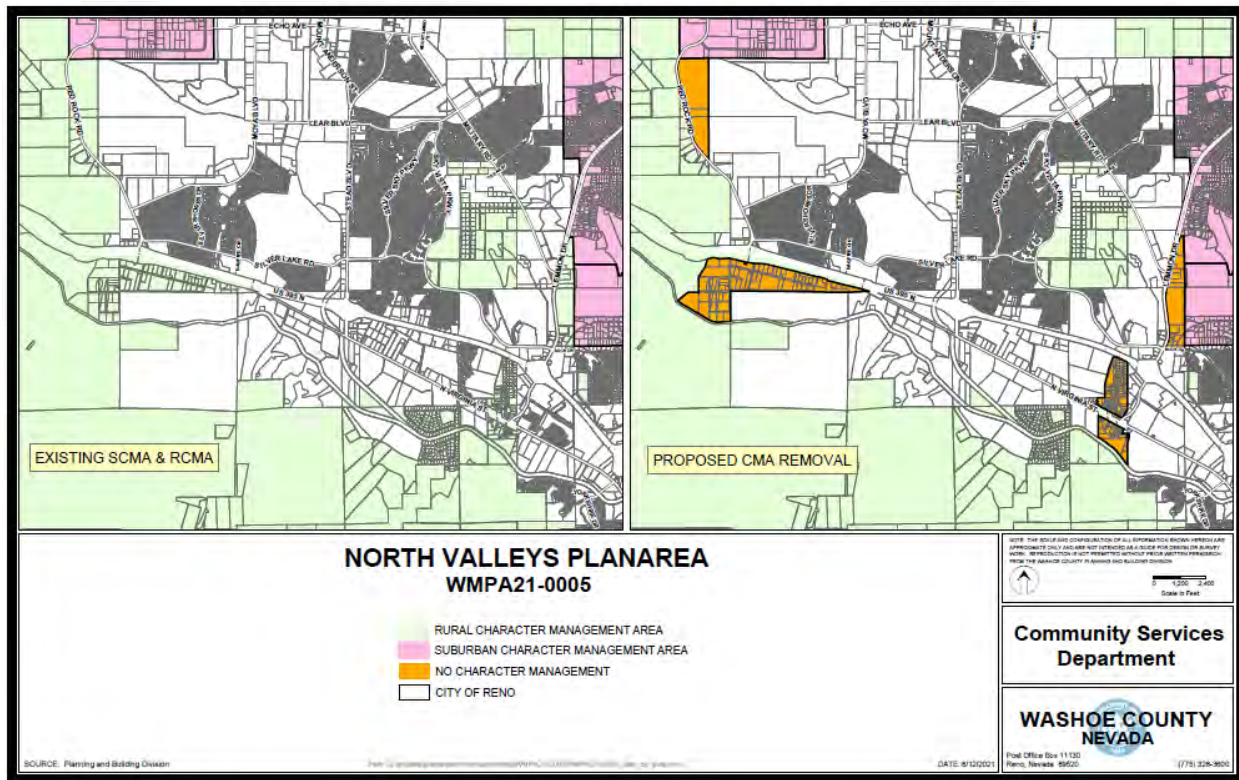
**Option 1 Side by Side**



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



**Option 3 Side by Side**



WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the master plan amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission’s consideration:

1. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

**Staff Comment:** Both of the proposed options do not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.

2. **Compatible Land Uses.** The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

**Staff Comment:** There are no impacts to land use compatibility in either scenario. The subject parcels will maintain the same land uses designations and will be developed with the same density. The proposed changes are a technical fix and will not adversely impact the public health, safety or welfare.

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

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

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed master plan designation.

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

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

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

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

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

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

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

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

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

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

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

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0005. It is further recommended that the Planning Commission to forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motions are provided for your consideration:

### **Motion**

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

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

submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

OR, alternatively,

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

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

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

**AND**

North Valleys Area Plan Findings:

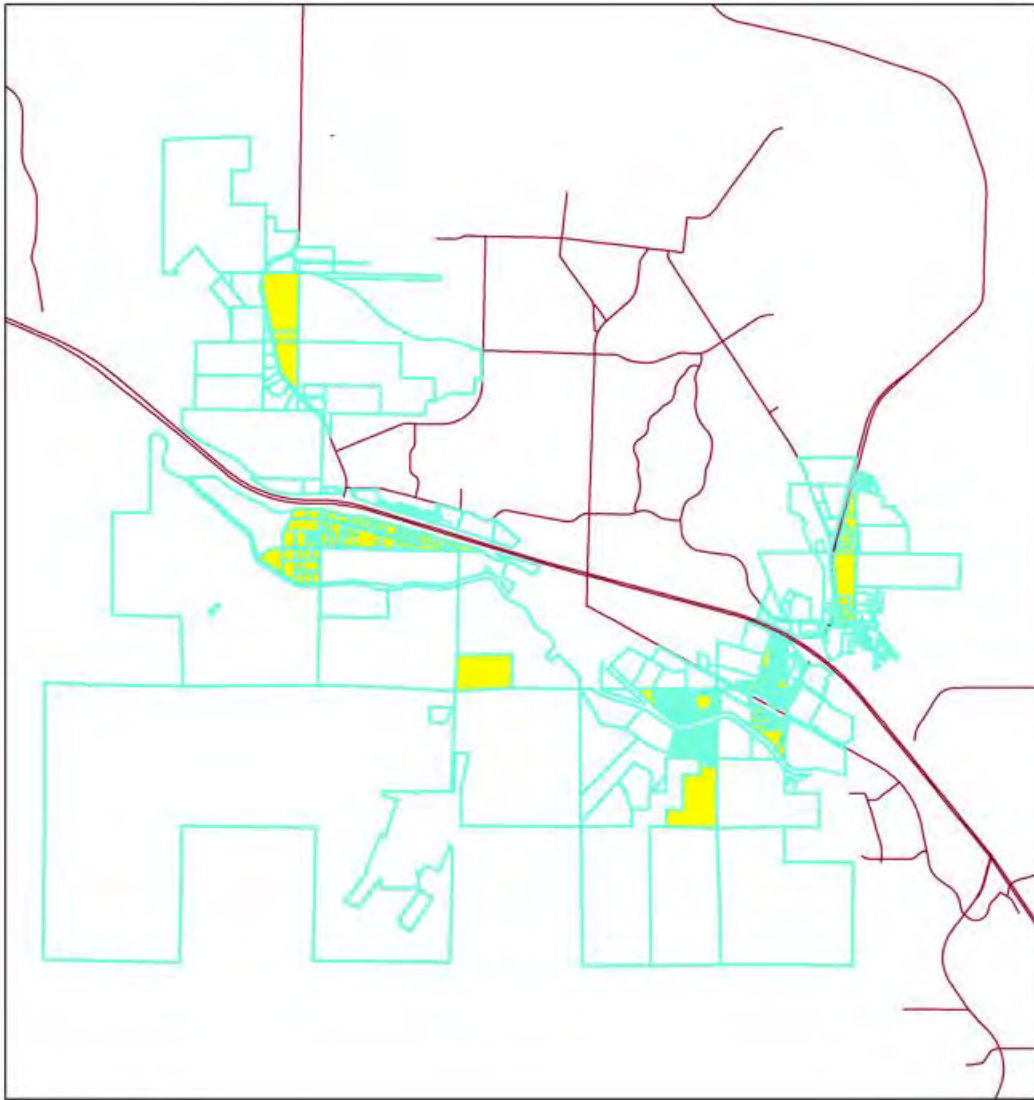
1. Character Preserved. The amendment will further implement and preserve the Vision and Character Statement.
2. Consistency with the Area Plan. The amendment conforms to all applicable policies of the North Valleys Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.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

**Appeal Process**




Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within

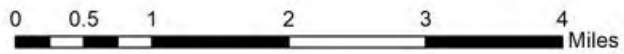
10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.

# Noticing Map



## Legend

-  750ft Notice
-  Subject Parcels
-  Major Roads





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

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

Resolution Number 21-XX

Whereas, Master Plan Amendment Case Number WMPA21-0005 came before the Washoe County Planning Commission for a duly noticed public hearing on September 7, 2021; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made at least three of the following five findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0005, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

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

North Valleys Area Plan Required Findings

North Valleys Area Plan Policy 21.2.

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

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

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA21-0005, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

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

ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

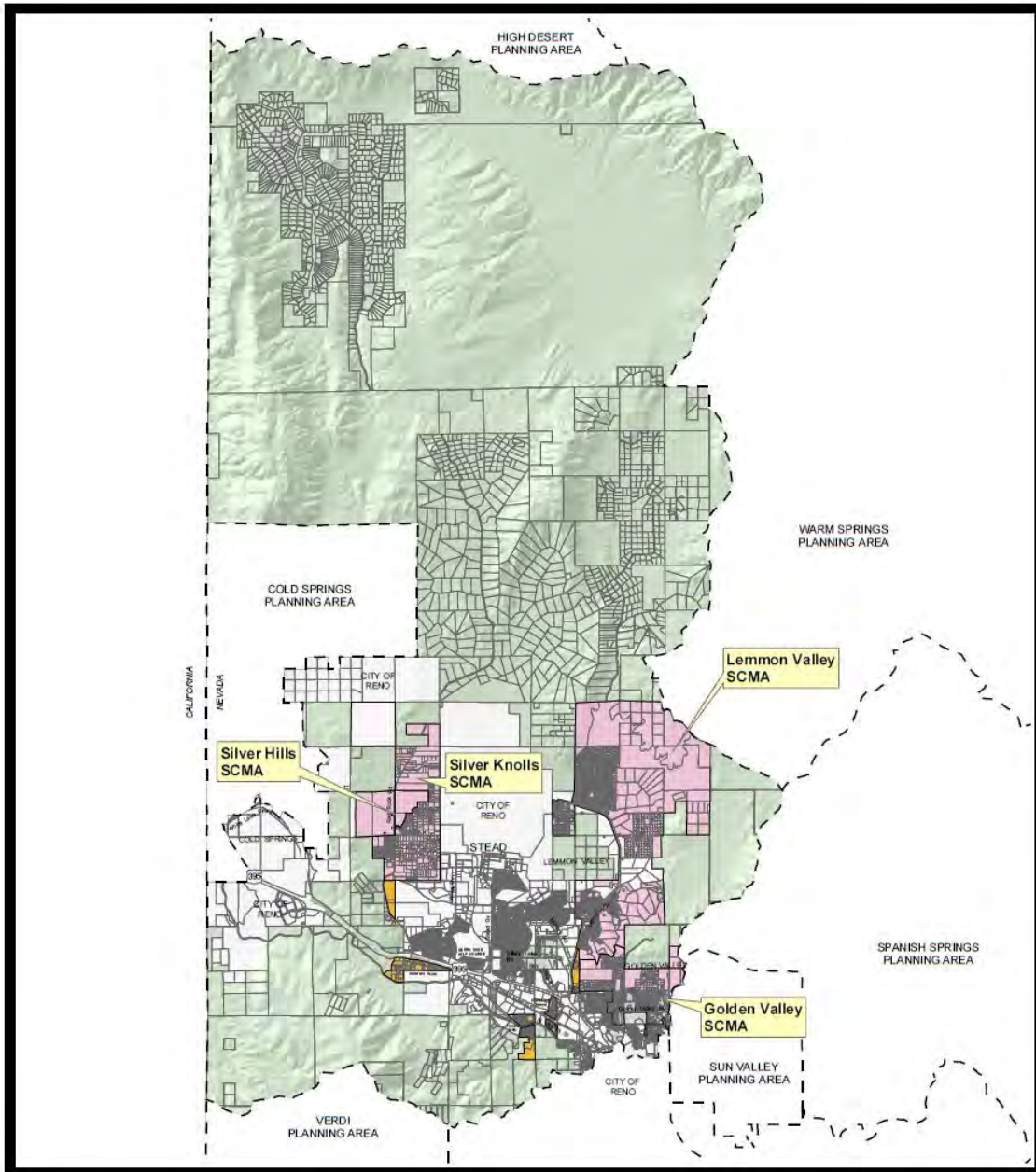
ATTEST:

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

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

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

# Exhibit A, WMPA21-0005



## NORTH VALLEYS CHARACTER MANAGEMENT PLAN

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

HORIZON YEAR 2025

WCPC ADOPTION DATE:  
BCC ADOPTION DATE:  
TIMELY COMPLIANCE:

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**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**  
1861

Reno, Nevada 89512

1001 E Ninth St  
(775) 328-3600





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

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

Resolution Number 21-XX

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Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made at least three of the following five findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0005, as set forth in NRS Chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

#### Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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North Valleys Area Plan Policy 21.2.

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ADOPTED on September 7, 2021

WASHOE COUNTY PLANNING COMMISSION

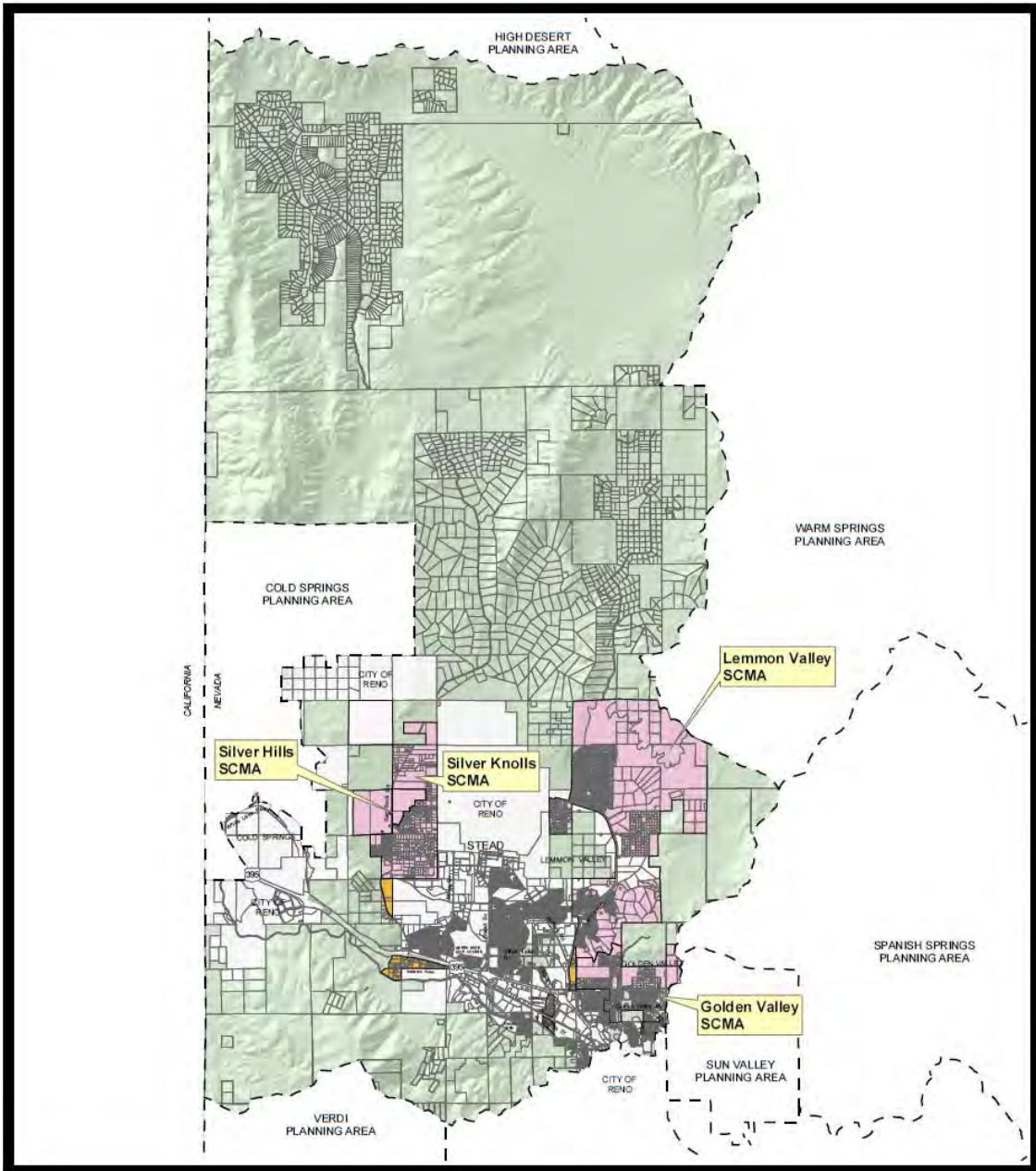
ATTEST:

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

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

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

# Exhibit A, WMPA21-0005



## NORTH VALLEYS CHARACTER MANAGEMENT PLAN

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

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Reno, Nevada 89512 1001 E Ninth St  
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HORIZON YEAR 2025

WCPC ADOPTION DATE:  
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TMRPA CONFORMANCE: