



# Planning Commission Staff Report

Meeting Date: December 7, 2021

Agenda Item: 9D

MASTER PLAN AMENDMENT CASE NUMBER / REGULATORY ZONE AMENDMENT CASE NUMBER: WMPA21-0008 (Highland Village II)  
WRZA21-0005 (Highland Village II)

BRIEF SUMMARY OF REQUEST: To consider approval of a Master Plan & Regulatory Zone Amendment to better address development constrained areas on APNs 508-020-04, 42 and 44.

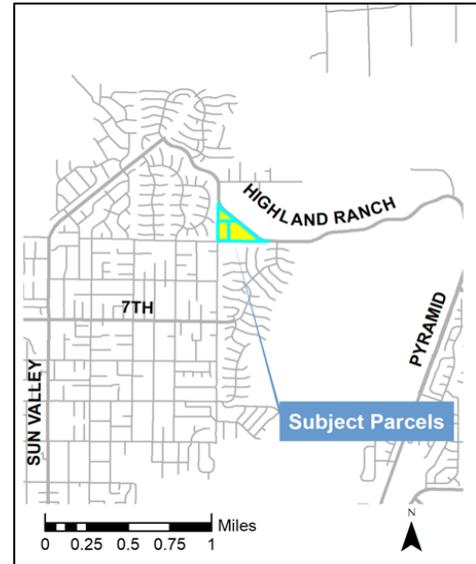
STAFF PLANNER: Planner's Name: Courtney Weiche  
Phone Number: 775.328.3608  
E-mail: cweiche@washoecounty.us

## CASE DESCRIPTION

Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village II) – For hearing, discussion, and possible action:

- (1) To adopt a resolution amending the Washoe County Master Plan, Appendix C - Maps to reconfigure the boundaries of the Suburban Residential & Rural master plan designations on three adjacent parcels (APN's 508-020-04, -42 & -44); and
- (2) Subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, to adopt a resolution recommending amendment of the Sun Valley Regulatory Zone Map to change the regulatory zone on 3 parcels from 16.706 acres LDS (Low Density Suburban) and 1.676 acres of General Rural (GR) to 14.702 acres of HDS (High Density Suburban) and 3.68 acres of GR on 18.382 acres and reconfigure the boundaries of the proposed HDS and General Rural (GR) zones on the three adjacent parcels (APN's 508-020-04, -42 & -44); and if approved, authorize the chair to sign resolutions to this effect.

Applicant: Krater Consulting Group, PC  
Property Owner: LC Highland 2, LLC  
Location: 0 9th Avenue, Sun Valley  
APNs: 508-020-04, -42 & -44  
Parcel(s) Size: 4.94ac (508-020-04), 10.13ac (508-020-42) & 3.33ac (508-020-44)  
Master Plan: Suburban Residential & Rural  
Regulatory Zone: General Rural & Low Density Suburban  
Area Plan: Sun Valley  
Development Code: Authorized in Chapter 110, Article 820  
Commission District: 5 – Commissioner Herman



Vicinity Map

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**STAFF RECOMMENDATION – Master Plan Amendment**

**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 adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008, having made at least three of the five findings required by Washoe County Code Section 110.820.15(d) and having made the required Sun Valley Area Plan findings. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA21-0008 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 15)*

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**STAFF RECOMMENDATION – Regulatory Zoning Amendment**

**APPROVE**

**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 Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0005, having made all findings required by Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed regulatory zone amendment in WRZA21-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners; and if approved, authorize the chair to sign a resolution to this effect on behalf of the Planning Commission.

*(Motion with Findings on Page 16)*

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**Attachment Contents**

Master Plan Amendment Resolution ..... Exhibit A

Zoning Amendment Resolution ..... Exhibit B

List of Affected Parcels ..... Exhibit C

Agency Comments..... Exhibit D

Public Comments..... Exhibit E

Neighborhood Meeting Summary ..... Exhibit F

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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 [www.washoecounty.gov](http://www.washoecounty.gov), 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.

### **Existing and Proposed Master Plan Designations**

This request is to reconfigure the Rural and Suburban Residential master plan designations on three adjacent parcels of land, totaling approximately 18.408 acres (herein referred to as "project area"), in an effort to better align future development with the topographical constraints associated with steeper slopes and rocky terrain.

The steepest slopes are located on the northern portion of the project area, where a rocky knoll exists west of Highland Ranch Parkway. The current Rural designation encompasses 1.676 acres on some portion of all three parcels, primarily following the topography of the rocky knoll. However, the current Rural designation does not include the entirety of all steeply sloped areas, specifically the land with slopes exceeding 30%.

As proposed, the northern portion of the project area, 3.68 acres, would be designated as Rural and predominantly located on APN 508-020-44. This area would include a much greater portion of land with slopes exceeding 20% and almost all the land with slopes exceeding 30%. See Figure 3 - Topography and Slope Map. The Rural designation would include the peak of the rocky knoll extending west, to the Klondike Drive right of way (proposed for future abandonment), and east, to Highland Ranch Parkway. As proposed, the remaining 14.73 acres of the project area to the south would be designated Suburban Residential. See Figure 1 for proposed acreages for each designation.

**Figure 1**

<b>Assessor's Parcel Number</b>	<b>Existing Master Plan Designation</b>	<b>Existing Acres</b>	<b>Proposed Master Plan Designation</b>	<b>Proposed Acres</b>
508-020-04	Suburban Residential	4.389	Suburban Residential	4.737
508-020-04	Rural	.626	Rural	.278
508-020-42	Suburban Residential	9.544	Suburban Residential	9.769
508-020-42	Rural	.387	Rural	.161
508-020-44	Suburban Residential	2.773	Suburban Residential	.196
508-020-44	Rural	.663	Rural	3.240

The project area is undeveloped and covered with mainly upland native vegetation, such as sage/rabbit brush, with a handful of Juniper trees. Highland Ranch Parkway parallels the eastern portion of the project area. A public easement, known locally as Klondike Drive, parallels the length of the project area on the two western parcels. The easement is proposed for a future abandonment, with the intent to be used as a public trail connector. Additional various dirt roads bisect each of the three parcels.

Surrounding the project area to the west is a mix of open space and single-family dwellings; to the north and east is undeveloped, however a tentative map has been approved for future development of single-family residences (Highlands Village Phase I); and to the south is an elementary school and single-family dwellings.

Master plan designations surrounding the project area are predominantly Suburban Residential, with only a portion along the western parcels line designated Open Space.

### **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 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 Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

### **Existing and Proposed Regulatory Zoning Designations**

This request is to change the regulatory zone on all three parcels from Low Density Suburban (LDS) to High Density Suburban (HDS) and to reconfigure the regulatory zones to match the proposed Master Plan Designation on all three parcels of land. See Figure 4 & 5 - Existing / Proposed Master Plan and Zoning Designations.

The proposed reconfiguration would relocate a majority of the existing LDS zone (proposed to be HDS) to the two southern parcels (508-020-04 & 508-020-42). The General Rural (GR) designation would be reconfigured to be on the remaining portion of the project area, located mainly on the northern parcel (508-020-44). See Figure 2 for proposed acreages for each designation.

**Figure 2**

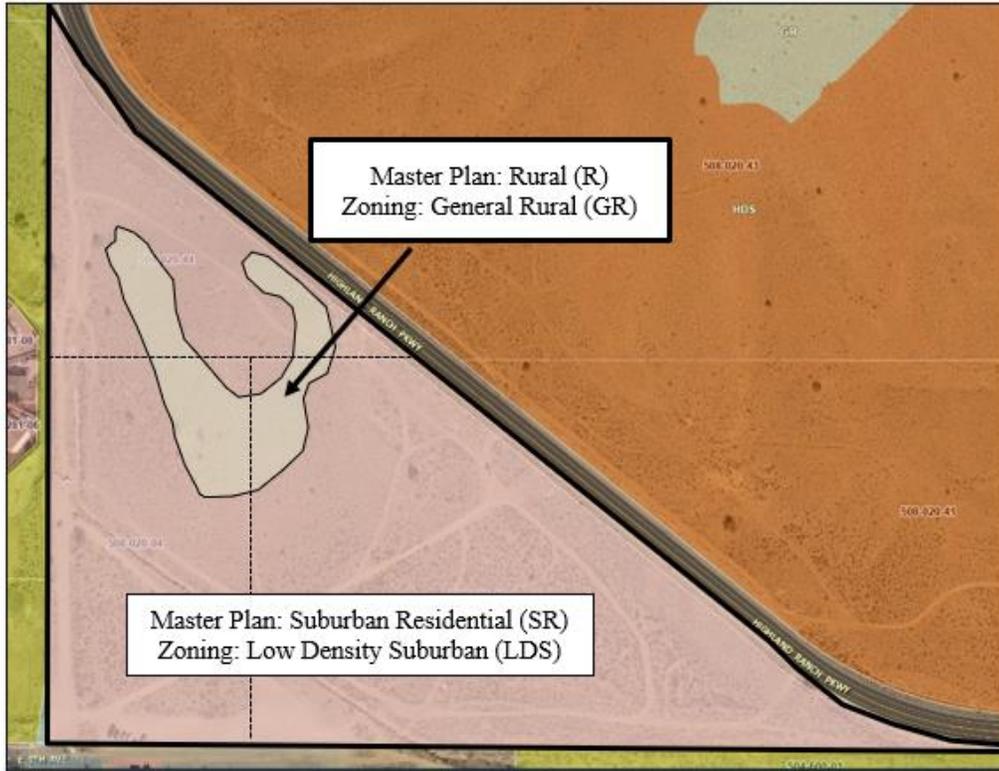
<b>Assessor's Parcel Number</b>	<b>Existing Zoning</b>	<b>Existing Acres</b>	<b>Proposed Zoning</b>	<b>Proposed Acres</b>
<b>508-020-04</b>	<b>LDS</b>	<b>4.389</b>	<b>HDS</b>	<b>4.737</b>
<b>508-020-04</b>	<b>GR</b>	<b>.626</b>	<b>GR</b>	<b>.278</b>
<b>508-020-42</b>	<b>LDS</b>	<b>9.544</b>	<b>HDS</b>	<b>9.769</b>
<b>508-020-42</b>	<b>GR</b>	<b>.387</b>	<b>GR</b>	<b>.161</b>
<b>508-020-44</b>	<b>LDS</b>	<b>2.773</b>	<b>HDS</b>	<b>.196</b>
<b>508-020-44</b>	<b>GR</b>	<b>.663</b>	<b>GR</b>	<b>3.240</b>

The applicant states in their application that the regulatory zone amendment and reconfiguration request is intended to facilitate future development of single-family dwellings on the southern portion of the project area where the property has more gentle slopes. Overall, the proposed reconfiguration increases the General Rural designation by approximately 2 acres. The request to change the LDS regulatory zone to HDS allows for a higher density of dwelling units per acre on the most suitable lands, which helps to minimize development and preserve the lands proposed for GR. The current LDS zoning allows for one (1) dwelling unit per acre. The requested HDS zoning allows for seven (7) dwelling units per acre. The existing regulatory zone makeup of the three properties currently allows for a density of 16 residential lots. The proposed regulatory zone amendment would allow for a density of 103 residential lots, however, the application indicates an interest to develop a maximum of 70 dwelling units via a future tentative map, pending approval of the proposed amendments. This amendment would equate to a density of 3.8 du/acre for the entire project area (18.408 acres), or 4.75 du/acre for just the Suburban Residential designation (14.725 acres) of the project.

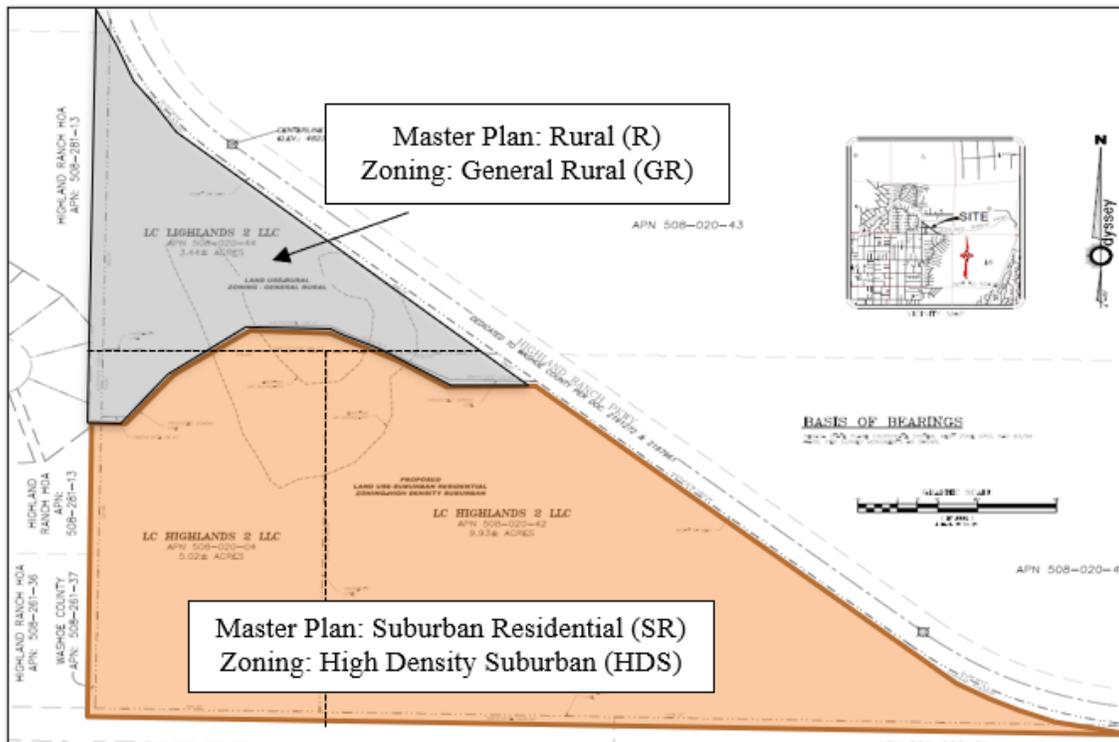
The subject parcels have a master plan designation of Suburban Residential (SR) and Rural (R). The proposed regulatory zone of High Density Suburban (HDS) is allowed within the SR master plan designation. The parcels to the west and south have a regulatory zone of Medium Density Suburban (MDS), Open Space (OS) and Public and Semi Public Facilities (PSP); to the north and east, the parcels have a regulatory zone of High Density Suburban (HDS).



**Figure 4**  
**Existing Master Plan and Zoning Designations**



**Figure 5**  
**Proposed Master Plan and Zoning Designations**



## **Background**

In 2020, to the north and northeast of the subject site, across Highland Ranch Parkway, a regulatory zone amendment was approved to change the zoning from LDS to HDS on APNs 508-020-43 and 508-020-41. The regulatory zone amendment allowed for the subsequent approval of a tentative map for a 210-lot common open space subdivision (Highland Village Phase I). The proposed master plan and regulatory zone amendments are being requested to support Phase II of the Highland Village residential development.

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

Regulatory zone amendments are 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.

### **Housing Element- Volume One of the Washoe County Master Plan**

**Goal One: Remove Regulatory Barriers to increase the availability of affordable and workforce housing for all.**

Policy 1.1: Allow for more flexibility in the zoning, building, and land use regulations to enable affordable housing units to be built throughout the community.

*Staff Comment: The proposed regulatory zone amendment will allow for smaller lots, which will increase the density and expand the type of housing, potentially increasing the availability of housing in the area.*

Policy 1.5: Encourage development at higher densities where appropriate.

*Staff Comment: The proposed regulatory zone amendment is requesting a higher density than currently allowed.*

**Goal Seven: Promote Homeownership opportunities.**

Policy 7.4: Promote home ownership as a community asset.

*Staff Comment: The proposed regulatory zone amendment will allow for increased availability of housing, which may make home ownership possible for more people.*

### **Sun Valley Area Plan- Volume Two of the Washoe County Master Plan**

The subject parcels are located within the Sun Valley Area Plan. The following are the pertinent policies from the Area Plan:

#### **Relevant Area Plan Policies Reviewed**

<b>Policy</b>	<b>Brief Policy Description</b>	<b>Complies</b>	<b>Condition of Approval</b>
SUN.1.3	Pattern of Land Use	Yes	No
SUN.1.6	Master Plan Amendment Requirements	Yes	No
SUN.1.12	Adequate School Capacity	Yes	No
SUN.13.1	SVAP Amendment Findings	Yes	No
SUN.13.2	SVAP Amendment Requirements	Yes	No

**Goal One: The pattern of land use designations in the Sun Valley Area Plan will implement and preserve the community character described in the Character Statement.**

- SUN.1.3 The following Regulatory Zones are permitted within the Sun Valley Suburban Character Management Area:
- a. High Density Rural (HDR – One unit per 2.5 acres).
  - b. Low Density Suburban (LDS – One unit per acre).
  - c. Medium Density Suburban (MDS – Three units per acre).
  - d. High Density Suburban (HDS – Seven units per acre).
  - e. Medium Density Urban (MDU – Twenty-one units per acre).
  - f. Neighborhood Commercial/Office (NC).
  - g. General Commercial (GC).
  - h. Industrial (I).
  - i. Public/Semi-Public Facilities (PSP).
  - j. Parks and Recreation (PR).
  - k. General Rural (GR).
  - l. Open Space (OS).

*Staff Comment: The proposed regulatory zone amendment to High Density Suburban (HDS) is allowed in the Sun Valley Suburban Character Management Area where the subject parcels are located.*

- SUN.1.12 Prior to any approval of proposed land use intensification that will result in existing school facilities exceeding design capacity and which may compromise the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, the school district will identify improvements in their capital improvements plan or school rezoning plan that will enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School District Board of Trustees, may waive this finding.

*Staff Comment: The Washoe County School District reviewed the application and provided no comment or concerns with the proposed amendment.*

**Compatible Land Uses**

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

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

<b>Proposed Regulatory Zone</b>	<b>Existing Adjacent Regulatory Zone</b>	<b>Compatibility Rating</b>
High Density Suburban (HDS)	High Density Suburban (HDS)	High
High Density Suburban (HDS)	Medium Density Suburban (MDS)	High
High Density Suburban (HDS)	Open Space (OS)	High
High Density Suburban (HDS)	Public/Semi-Public Facilities (PSP)	Medium

*High Compatibility: Little or no screening or buffering necessary.*

*Medium Compatibility: Some screening and buffering necessary.*

*Low Compatibility: Significant screening and buffering necessary.*

**Availability of Facilities**

The parcels are located in the Sun Valley and Spanish Springs Hydrographic Basins. The application indicates that water and sewer service will be provided by the Sun Valley General Improvement District (SVGID). Water rights will be acquired from Truckee Meadows Water Authority (TMWA) to fulfill the required amount needed by SVGID. SVGID has stated that the parcels will need to be annexed into the SVGID service area and SVGID has water and sewer capacity to service the increased density. SVGID has several connection options in the area of Highland Ranch Parkway and when the specific development plans are submitted, the connections will be defined. SVGID sewer does go to Truckee Meadows Water Reclamation Facility (TMWRF) in Sparks.

A traffic study was submitted as part of the application indicating all impacted roadways will maintain operating Level of Service of “C” or better.

The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment. The proposed amendment is expected to have a minimal impact on school enrollments.

**Sun Valley Area Plan Assessment**

The introduction of the Sun Valley Area Plan states that the plan is to manage growth and development in a manner that includes “a range of low, medium, high density housing opportunities” and “affordable housing”.

**Development Suitability within the Sun Valley Area Plan**

The parcels are located in the Sun Valley Area Plan and are within the Suburban Character Management Area. The parcels are noted as “most suitable” on the Development Suitability map, except for the areas with the regulatory zone of GR. The parcels are also located in Tier 2 of the 2019 Truckee Meadows Regional Plan, which allows up to 30 units per acre.

**Staff Comments on Required Sun Valley Area Plan Amendment Findings**

In order for the Washoe County Planning Commission to recommend the approval of any amendment to the Sun Valley Area Plan, the following findings must be made in addition to the required findings in Washoe County Development Code, Section 110.820.15:

1. Goal Thirteen: SUN13.1.

- a. The amendment will further implement and preserve the Vision and Character Statement.

*Staff Comment: The proposed regulatory zone amendment to High Density Suburban (HDS) is allowed in the Sun Valley Suburban Character Management Area where the subject parcels are located.*

- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan.

*Staff Comment: The parcels will continue to further implement and conform with the Vision and Character Statement.*

- c. The amendment will not conflict with the public's health, safety or welfare.

*Staff Comment: The proposed amendment will provide for land uses compatible with the existing land uses, and will not adversely impact the public health, safety or welfare.*

### **Staff Comments on Required Master Plan Amendment Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the 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: The proposed amendment does 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: The proposed reconfiguration will provide for land uses compatible with the adjacent existing 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.

*Staff Comment: The proposed amendment will support better utilization of land by limiting development in areas of steep slopes. Reconfiguring and expanding the portion of land designated Rural further implements adopted goals and policies to preserve environmentally constrained areas for open space.*

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: All needed services are in close proximity to the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.*

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 amendment will promote the desired pattern for the orderly physical growth of the County with a better allocation of the land for development vs. undeveloped land that takes into account topography, access, desire for public trails, and sensitivity to traffic issues in the area.*

### **Staff Comments on Required Regulatory Zone Amendment Findings**

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

*Staff Comment: The proposed amendment 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.

*Staff Comment: The proposed amendment will increase density, which will provide more housing in the area and conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's health, safety or welfare.*

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

*Staff Comment: The amendment will increase the availability of housing in the area, which is needed and desired by the Sun Valley Area Plan and the Washoe County Master Plan and will comply with the 2019 Truckee Meadows Regional Plan.*

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: All needed facilities are existing or will be provided by the applicant with any future development plans. The amendment was reviewed by various departments and agencies; no recommendations of denial were received for the proposed amendment.*

*A traffic study submitted by the applicant indicates a Level of Service (LOS) "C" or better will be maintained on impacted roadways. The project is within walking distance of existing public transit facilities.*

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

*Staff Comment: The proposed amendment will not adversely affect the impact of 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.

*Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units and as detailed in this staff report.*

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

*Staff Comment: There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

### **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 at Sun Valley General Improvement District Board Room – 5000 Sun Valley Blvd., Sun Valley, NV 89433 on October 25, 2021, from 6:00 pm to 7:00pm.

The meeting lasted approximately 2 hours and included a detailed presentation on the project with numerous questions asked and concerns brought up. A summary of feedback received at the neighborhood meeting is included as Exhibit F and will also be summarized as part of staff's presentation to the Planning Commission.

### **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 November 24, 2021.

### **Master Plan Amendment Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008. It is further recommended that the Planning Commission forward the Master Plan Amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Master Plan Amendment 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 adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA21-0008 having made at least three of 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 WMPA21-0008 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 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.

### **Regulatory Zone Amendment Recommendation**

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

### **Regulatory Zone Amendment Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA21-0005, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA21-0005 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

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

**Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and 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: Krater Consulting Group, PC, ken@kraterconsultinggroup.com

Property Owner: LC Highland 2, LLC, jholbrook@landcapip.com



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SUN VALLEY AREA PLAN, MASTER PLAN MAP (WMPA21-0008), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 21-09

Whereas, Master Plan Amendment Case Number WMPA21-0008 came before the Washoe County Planning Commission for a duly noticed public hearing on December 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 the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA21-0008, 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.

Sun Valley Area Plan Required Findings

1. Area Plan Policy: SUN.13.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Sun Valley Area Plan and the Washoe County Area Plan.
- c. 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 WMPA21-0021, 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 December 7, 2021

WASHOE COUNTY PLANNING COMMISSION

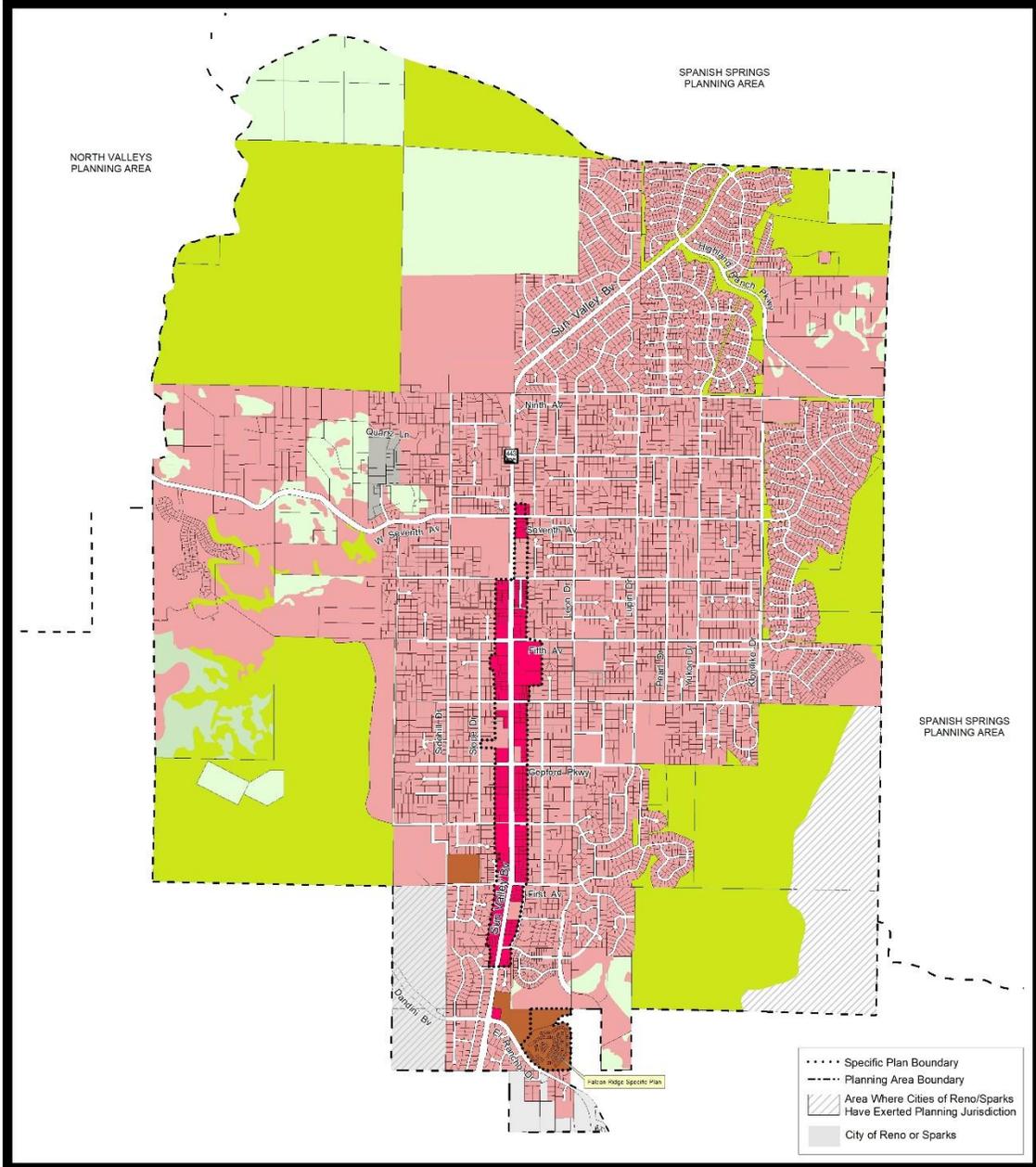
ATTEST:

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

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

Attachment: Exhibit A – Area Plan Master Plan Map

# Exhibit A – WMPA21-0008



## SUN VALLEY MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE
- DOWNTOWN CHARACTER MANAGEMENT AREA (DCMA)

Source: Planning and Building Division

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 BUILDING DIVISION.

Scale: 0 500 1,000 2,000 Feet

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 BUILDING DIVISION.

DATE: 7.23.2020 DIRECTOR: *[Signature]*

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E Ninth St  
Reno, Nevada 89512 (775) 323-3600

PC Date: March 3, 2020  
BCC Date: April 28, 2020  
TM/PA Conformance Date: July 23, 2020



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA21-0005 AND THE AMENDED SUN VALLEY AREA PLAN REGULATORY ZONE MAP

Resolution Number 21-10

Whereas, Regulatory Zone Amendment Case Number WRZA21-0005, came before the Washoe County Planning Commission for a duly noticed public hearing on December 7, 2021; 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 (WMPA21-0008) 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:

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 WRZA21-0005 and the amended Sun Valley Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 7, 2021.

WASHOE COUNTY PLANNING COMMISSION

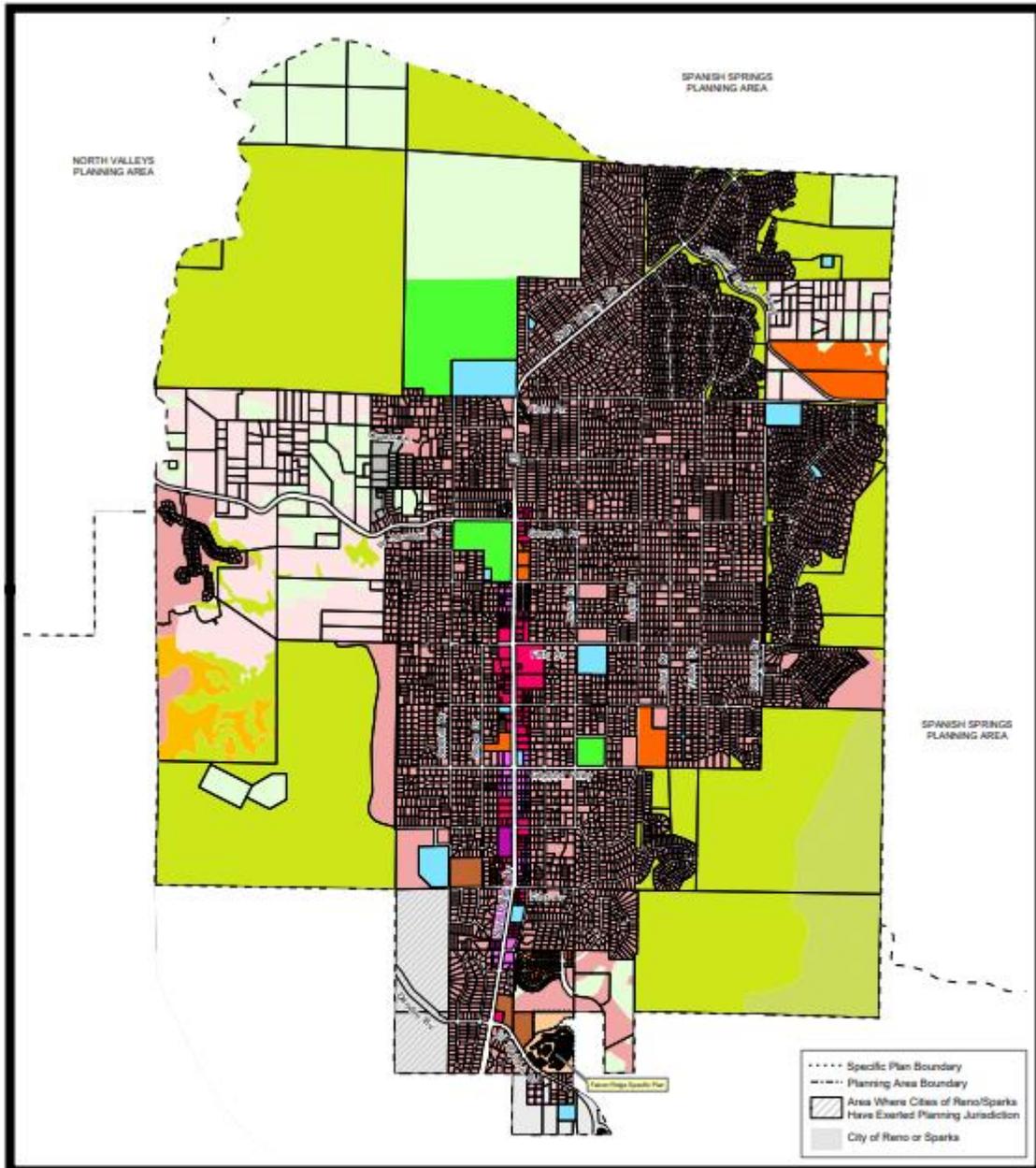
ATTEST:

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

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

Attachment: Exhibit A – Sun Valley Area Plan Regulatory Zone Map

# Exhibit A – WRZA21-0005



## SUN VALLEY REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe4e1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe4c4; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9933; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3333; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0066; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #e0ffe0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c0ffc0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/WATER BODY</li> </ul>
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SOURCE: Planning and Building Division

PC Date: March 3, 2020  
RCC Date: April 28, 2020

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

DATE: 7.23.2020 DIRECTOR: *[Signature]*

Community Services Department

WASHOE COUNTY NEVADA

1001 E. North St.  
Reno, Nevada 89512 (775) 328-3600



**Community Services Department**  
Planning & Building Division for the  
**Washoe County Planning Commission**  
1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Signature: Lacey Kerfoot Date: 11/18/2021

**Mailing List for Case No.: WMPA21-0008 / WRZA21-0005 (Highland Village 2); C WEICHE**

No.	APN	Name and Address of Addressee
1	8557051	ZAP HOLDINGS LLC SERIES 17 PO BOX 12263 RENO NV 89510
2	8557053	ZAP HOLDINGS LLC SERIES 19 PO BOX 12263 RENO NV 89510
3	50466007	LISA R BUCKLES 793 SUMMER DR SUN VALLEY NV 89433
4	50467023	CHARLES M & JILL A NEUMANN 845 CLOUDY CT SUN VALLEY NV 89433
5	50826126	ABRAHAM PEREZ ET AL 6428 SERRANO CT SUN VALLEY NV 89433
6	50826133	MARIA I MARTINEZ 6437 MARICOPA DR SUN VALLEY NV 89433
7	50828105	JAMES K RAPP 6468 MONTAUK CT SUN VALLEY NV 89433
8	50828107	WILLIAM W JR CARR 6463 MONTAUK CT SUN VALLEY NV 89433
9	50828112	JOSE T C MARTINEZ ET AL 6453 MONTAUK CT SUN VALLEY NV 89433
10	8557036	RON & ELAINE SCHNEIDER 53 BELLEVUE RD WASHOE VALLEY NV 89704
11	8557056	ZAP HOLDINGS LLC SERIES 29 PO BOX 12263 RENO NV 89510
12	50466010	HIGHLAND RANCH HOA 5860 LIGHTNING DR SUN VALLEY NV 89433
13	50466012	STELLA J LEONARD ET AL 788 SUMMER DR SUN VALLEY NV 89433
14	50467024	C L ORTIZ 847 CLOUDY CT SUN VALLEY NV 89433
15	50467026	LARRY D & JENE' L LOCKHART 852 CLOUDY CT SUN VALLEY NV 89433
16	50828102	FRANCISCO V CARDENAS 6462 MONTAUK CT SUN VALLEY NV 89433
17	50462105	JEFF & AIMEE SULLIVAN 5949 SUNROSE CT SUN VALLEY NV 89433
18	50462106	JEFFREY K MILLER 5947 SUNROSE CT SUN VALLEY NV 89433
19	50802004	LC HIGHLAND 2 LLC 325 HARBOUR COVE DR # 219 SPARKS NV 89434
20	50826130	LINDA A OSTROM 9918 MINDY LN WILTON CA 95693
21	50826131	RAVENSTAR INVESTMENTS LLC PO BOX 7752 RENO NV 89510
22	50828108	MARK A ROBL 6461 MONTAUK CT SUN VALLEY NV 89433
23	50828111	ALTON JR & MILDRED ROGERS 6455 MONTAUK CT SUN VALLEY NV 89433
24	50458013	WASHOE COUNTY SCHOOL DISTRICT BOARD PO BOX 30425 ATTN BUSINESS/CFO RENO NV 89520
25	50462104	DALLAS & ALLISON A WILLING 5951 SUNROSE CT SUN VALLEY NV 89433
26	50462107	ALVARO SERVIN 5946 SUNROSE CT SUN VALLEY NV 89433
27	50462108	AIRMOTIVE INVESTMENTS LLC 659 THIRD AVE STE A C/O BALBOA REALTY CHULA VISTA CA 91910
28	50826128	HARISH & ANITA BEASPAL 6432 SERRANO CT SUN VALLEY NV 89433
29	50826129	KELLY S & MICHELE M KRICK 6434 SERRANO CT SUN VALLEY NV 89433
30	50828109	CORRAL GONZALEZ TRUST 6459 MONTAUK CT SUN VALLEY NV 89433



**Community Services Department**  
Planning & Building Division for the  
**Washoe County Planning Commission**  
1001 E. Ninth St., Bldg. A, Reno, NV 89512-2845

I hereby certify that notices for the case number referenced below were delivered to Nevada Presort for printing and mailing pursuant to Nevada Revised Statutes, Chapter 278 and Washoe County Code Chapter 110.

Signature: Lacey Kerfoot Date: 11/18/2021

**Mailing List for Case No.: WMPA21-0008 / WRZA21-0005 (Highland Village 2); C WEICHE**

31	50828110	SUZANNE M DUTRA 6457 MONTAUK CT SUN VALLEY NV 89433
32	50462101	FUCHS-RAPP LIVING TRUST 5957 SUNROSE CT SUN VALLEY NV 89433
33	50462103	STEVEN A HETTICH 5953 SUNROSE CT SUN VALLEY NV 89433
34	50462110	JEANNE DAWSON 5952 SUNROSE CT SUN VALLEY NV 89433
35	50467028	EDWIN & DARCY GIANNOTTI 848 CLOUDY CT SUN VALLEY NV 89433
36	50802041	LC HIGHLAND LLC 27132 B PASEO ESPADA STE 1226 SAN JUAN CAPISTRANO CA 92675
37	8557055	ZAP HOLDINGS LLC SERIES 28 PO BOX 12263 RENO NV 89510
38	50466009	WILLIAM D RUSSELL 797 SUMMER DR SUN VALLEY NV 89433
39	50466011	DUNN FAMILY TRUST 790 SUMMER DR SUN VALLEY NV 89433
40	50467025	LESLIE T & ELIZABETH J ENTWISTLE 854 CLOUDY CT SUN VALLEY NV 89433
41	50467027	DALE C & LARYSA CASALE 1124 GOSLING CT SPARKS NV 89441
42	50826137	WASHOE COUNTY 1001 E 9TH ST BLDG A ATTN COMMUNITY SERVICES DEPT RENO NV 89512
43	50828103	NANCY K YAMADA 6464 MONTAUK CT SUN VALLEY NV 89433
44	8557054	ZAP HOLDINGS LLC SERIES 27 PO BOX 12263 RENO NV 89510
45	50462111	JAIME M MELENDEZ ET AL 5954 SUNROSE CT SUN VALLEY NV 89433
46	50466008	KEMPLER INVESTMENTS LLC ET AL 12950 WELCOME WAY RENO NV 89511
47	50467022	JANET BLUETT 843 CLOUDY CT SUN VALLEY NV 89433
48	50826132	LUIS P GARCIA ET AL 6440 SERRANO CT SUN VALLEY NV 89433
49	50828106	GILBERTO ESPARZA 6465 MONTAUK CT SUN VALLEY NV 89433
50	8557052	ZAP HOLDINGS LLC SERIES 18 PO BOX 12263 RENO NV 89510
51	50462102	JASON P BAILEY 5955 SUNROSE CT SUN VALLEY NV 89433
52	50462109	AMY ESCOBEDO 5950 SUNROSE CT SUN VALLEY NV 89433
53	50466006	MARICRUZ PEREZ-HERNANDEZ ET AL 791 SUMMER DR SUN VALLEY NV 89433
54	50466013	ALVARO & ORALIA MATA 786 SUMMER DR SUN VALLEY NV 89433
55	50803037	POWERHOUSE DECORATIVE CONCRETE 5050 RHINE WINE DR SPARKS NV 89436
56	50826127	JOSE C CHAGOLLA ET AL 6430 SERRANO CT SUN VALLEY NV 89433
57	50828104	KOHL FOWLER ET AL 6466 MONTAUK CT SUN VALLEY NV 89433

## Weiche, Courtney

---

**From:** Rosa, Genine  
**Sent:** Wednesday, September 22, 2021 4:46 PM  
**To:** Weiche, Courtney  
**Subject:** First Review of Applications Submitted September 2021

### **Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village 2)**

Dust Control Permit will be required prior to breaking ground, failure to do so may result in enforcement action resulting in a Notice of Violation with associated fines. For Dust Control Permit questions call AQMD at 775-784-7200 or visit [www.OurCleanAir.com](http://www.OurCleanAir.com).  
Link to application: [Dust Control Permit Application](#)

P.S. – Please be sure to click the link below and sign up to receive air quality news, updates, public notices and more via e-mail.

#### **Genine Rosa**

Environmental Engineer II | Air Quality Management Division | Washoe County Health District  
[grosa@washoecounty.gov](mailto:grosa@washoecounty.gov) | O: (775) 784-7204 | 1001 E. Ninth St., Bldg. B, Reno, NV 89512

\*My schedule is 4 x 10's M-Th 7-5:30 off on Fridays.

[www.OurCleanAir.com](http://www.OurCleanAir.com) | [Subscribe to get Air Quality Updates!](#)



Please take our customer satisfaction survey by clicking [here](#)

## Weiche, Courtney

---

**From:** Steve Shell <sshell@water.nv.gov>  
**Sent:** Thursday, September 23, 2021 1:16 PM  
**To:** Weiche, Courtney  
**Subject:** WMPA21-0008 & WRZA21-0005

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

There are no water rights appurtenant to this property.  
The subject property lies within the Truckee Meadows Water Authority service area.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office. Please be aware that only a limited number of clients are allowed on the floor at any given time. Also note that a mask is now required for all clients.

### Steve Shell

Water Rights Specialist II  
Department of Conservation and Natural Resources  
Nevada Division of Water Resources  
901 S. Stewart St., Suite 2002  
Carson City, NV 89701  
[sshell@water.nv.gov](mailto:sshell@water.nv.gov)  
(O) 775-684-2836 | (F) 775-684-2811



NEVADA DIVISION  
OF WATER RESOURCES



Nevada Department of  
**CONSERVATION &  
NATURAL RESOURCES**

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# WASHOE COUNTY

## COMMUNITY SERVICES DEPARTMENT

### Engineering and Capital Projects

1001 EAST 9<sup>TH</sup> STREET  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: September 24, 2021

To: Courtney Weiche, Senior Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Highland Village 2  
Master Plan Amendment WMPA21-0008; Regulatory Zone Amendment WRZA21-0005  
APN: 508-020-04, 508-020-42, 508-020-44

#### GENERAL COMMENTS

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no general engineering comments.

#### DRAINAGE (COUNTY CODE 110.416, 110.420, and 110.421)

Contact Information: Robert Wimer, P.E. (775) 328-2059

There are no drainage comments.

#### TRAFFIC AND ROADWAY (COUNTY CODE 110.436)

Contact Information: Mitch Fink (775) 328-2050

Proposed future projects that will create the potential to generate 80 or more weekday peak hour trips will require a Traffic Impact Report.

#### UTILITIES (County Code 422 & Sewer Ordinance)

Contact Information: Tim Simpson, P.E. (775) 954-4648

There are no Utility related comments



INTEGRITY



EFFECTIVE  
COMMUNICATION



QUALITY  
PUBLIC SERVICE

WMPA21-0008.WRZA21-0005  
EXHIBIT D

## Weiche, Courtney

---

**From:** Wolfson, Alexander <AWolfson@dot.nv.gov>  
**Sent:** Friday, September 24, 2021 9:36 AM  
**To:** Weiche, Courtney  
**Subject:** WMPA21-0008 and WRZA21-0005

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open attachments unless you are sure the content is safe.]

Hi Courtney,

Upon review of WMPA21-0008 and WRZA21-0005, NDOT does not have any comments or concerns at this time.

Thank you for the opportunity to comment!



**Alex Wolfson, P.E., PTOE**  
**Engineering Manager – District 2**  
Nevada Department of Transportation  
o 775.834.8304 | m 775.301.8150  
e [awolfson@dot.nv.gov](mailto:awolfson@dot.nv.gov) | [w dot.nv.gov](http://w.dot.nv.gov)



---

**From:** Kerfoot, Lacey <LKerfoot@washoecounty.us>  
**Sent:** Wednesday, September 15, 2021 9:58 AM  
**To:** D2 Traffic DL <D2Traffic@dot.nv.gov>  
**Cc:** Wolfson, Alexander <AWolfson@dot.nv.gov>  
**Subject:** September Agency Review Memo 1

Good morning,

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

You've been asked to review the applications for **Items 1, 2, 3 and 5**. The item description and links to the applications are provided in the memo.

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

Regards,



**Lacey Kerfoot**  
**Office Support Specialist | Community Services Department**  
[LKerfoot@washoecounty.us](mailto:LKerfoot@washoecounty.us) | Office: 775-328-3606 | Fax: 775-328-6133  
1001 E. 9<sup>th</sup> Street, Reno, NV 89512

Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)

For Planning call (775) 328-3600, Email: [Planning@washoecounty.us](mailto:Planning@washoecounty.us)



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

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**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

1001 EAST 9<sup>TH</sup> STREET  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

---

**TO:** Courtney Weiche, Senior Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** September 27, 2021

**SUBJECT:** Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village 2).

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I have reviewed WMPA21-0008 and WRZA21-0005 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, the master plan amendment would reconfigure the Suburban Residential, Rural, and General Rural Master Plan designations on three adjacent parcels located just south of Highland Ranch Parkway in Sun Valley. The regulatory zone amendment would change a portion of the subject parcels’ regulatory zones from Low Density Suburban to High Density Suburban (HDS) and reconfigure portions of the HDS and General Rural zones. The application also indicates that the applicant’s ultimate intent is to develop a residential subdivision in this area and that a maintenance road/trail will be perpetuated in the western portion of the subject site, connecting to Highland Ranch Parkway and leading up to the top of a rocky knoll.

To the north and northeast of the subject site, across Highland Ranch Parkway, a tentative map has been approved allowing for the development of a 210-lot, common open space subdivision (Highland Village). One of the conditions of approval for that project is the construction of an east-west trail through the subdivision as well as several trail access points that would ultimately connect the subdivision’s trail system to the proposed Sun Valley Rim Trail farther to the east. A trail through the Highland Village 2 project could potentially tie into the trail system across Highland Ranch Parkway and the future Sun Valley Rim Trail. This would be a great recreational amenity for residents of the area. While any proposed trail system will ultimately be reviewed at the tentative map stage, Parks Program staff are supportive of the proposed trail connection and find that the current requests are consistent with the recreational policies in the Washoe County Master Plan.



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

**WMPA21-0008.WRZA21-0005**  
**EXHIBIT D**

## Weiche, Courtney

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**From:** cmelton@svgid.com  
**Sent:** Wednesday, September 15, 2021 10:20 AM  
**To:** Weiche, Courtney  
**Cc:** Jennifer Merritt  
**Subject:** WMPA21-0008 & WRZA21-0005 Highland Village 2

[NOTICE: This message originated outside of Washoe County -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Good morning Courtney,

This email is in response to WMPA21-008 & WRZA21-0005, 0 9<sup>th</sup> Ave. APN: 508-020-04-42 & 44. Three parcels combined 18.4 acres.

Sun Valley General Improvement District comments on Highland Village 2

1. The parcels are located on East end of 9<sup>th</sup> Ave. and in Sun Valley General Improvement District service territory, but subject to Annexation.
2. Project will be subject to Sun Valley General Improvement District water and wastewater capacity study.
3. Sun Valley General Improvement District will be the water and wastewater provider.
4. Any water rights that may be required for project will need to be dedicated to Sun Valley General Improvement District via TMWA Wholesale Will Serve.
5. Sun Valley General Improvement District to be signature on the Jurat.
6. Compliance with applicable regulations and policies of the Sun Valley General Improvement District shall be required.
7. Project will be subject to Sun Valley General Improvement District water and wastewater facility fees.

Thank you,

**Chris Melton**  
**Public Works Director**  
Sun Valley General Improvement District  
5000 Sun Valley Blvd.  
Sun Valley, NV 89433  
Phone: 775-673-2253  
Fax: 775-673-7708  
[CMelton@svgid.com](mailto:CMelton@svgid.com)  
Website: [www.svgid.com](http://www.svgid.com)

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## Weiche, Courtney

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**From:** Lemon, Brittany  
**Sent:** Monday, September 27, 2021 3:29 PM  
**To:** Weiche, Courtney  
**Cc:** Way, Dale  
**Subject:** WMPA21-0008 and WRZA21-0005 (Highland Village 2) Conditions of Approval

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Courtney,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>

Thank you!

### **Brittany Lemon**

**Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue**

[blemon@tmfpd.us](mailto:blemon@tmfpd.us) | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



*“Committed to excellence, service, and the protection of life and property in our community”*



## INITIAL REVIEW MEMORANDUM

TO: Courtney Weiche, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: September 27, 2021

SUBJECT: **TMRPA initial review of Washoe County case WMPA21-0008 (Highland Village 2)**

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This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA21-0008), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone Amendment Case Number WRZA21-0005 (Highland Village 2):

- 1. For hearing, discussion, and possible action to approve a Master Plan Amendment to reconfigure the Suburban Residential, Rural & General Rural designations on three adjacent parcels.**
2. For hearing, discussion, and possible action to approve a Regulatory Zone Amendment to change the zoning from LDS (Low Density Suburban) to HDS (High Density Suburban) and to reconfigure the portions of the proposed HDS and General Rural (GR) zones on three adjacent parcels.

[TMRPA notes: **bolded text** identify the portion of the request that is subject to review under the Regional Plan]

### Potential conformance issues

TMRPA has not presently identified any potential conformance issues.

**Relative Regional Plan policies**

RF 2 – Priority Hierarchy for Development in the Region  
RF 3 - Density Requirements and Nonresidential Standards  
RF 11 – Compatibility Factors  
PF 1 – List of Facilities and Service Standards  
PF 2 – Promotion of Priority Hierarchy for Public Facility/Service Provision  
NR 3 - Development Constraints Area  
RC 9 – Conformance Review Findings

**Data and information related to Regional Plan implementation**

Regional Land Designation: Tier 2  
Development Constraint Areas (DCA): Some DCA found on site, slopes over 30%.  
Regional Utility Corridors: None identified at this time

**Request for comment from other local government and/or affected entities**

None at this time

**Other information for review**

None at this time

**TMRPA Staff Notes**

The Washoe County submittal indicated the Master Plan & Regulatory Zone Amendments are to better match development constrained areas and allow development of a single-family subdivision via a future tentative map.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at [www.tmrpa.org](http://www.tmrpa.org).



Washoe-Storey Conservation District

Bret Tyler Chairmen  
Jim Shaffer Treasurer  
Cathy Canfield Storey app  
Jean Herman Washoe app

1365 Corporate Blvd.  
RenoNV 89502  
775 857-8500 ext. 131  
nevadaconservation.com

September 23, 2021

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WRZA21-0005, WMPA21-008 Highland Village 2

Dear Courtney,

In reviewing the Master Plan and Regulatory Amendment any future development we will provide recommendations that are concurrent with our mission to protect natural resources that include water conservation, protecting features in the land mass and having access to lands for the public.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Shaffer-Tyler



**WASHOE COUNTY**  
**COMMUNITY SERVICES**  
**INTEGRITY COMMUNICATION SERVICE**

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

September 15, 2021

**TO:** Courtney Weiche, Senior Planner, Washoe County Community Services Department  
Planning and Building Division

**FROM:** Vahid Behmaram, Water Management Planner Coordinator, CSD

**SUBJECT:** Master Plan Amendment Case Number WMPA21-0008 and Regulatory Zone  
Amendment Case Number WRZA21-0005 (Highland Village 2)

**Project description:** For possible action, hearing, and discussion to approve:

A Master Plan Amendment to reconfigure the Suburban Residential, Rural & General Rural designations on three adjacent parcels, And

a Regulatory Zone Amendment to change the zoning from LDS (Low Density Suburban) to HDS (High Density Suburban) and to reconfigure the portions of the proposed HDS and General Rural (GR) zones on three adjacent parcels.

**Location:** 0 9th Avenue, Sun Valley, Assessor's Parcel Number(s): 508-020-04, -42 & -44, Parcel Size: 4.94ac (508-020-04), 10.13ac (508-020-42) & 3.33ac (508-020-44).

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

*Comments:* These parcels are within TMWA Wholesale water service territory for the Sun Valley General Improvement District (SVGID). The parcels are currently zoned for LDS which allows residential development based on municipal water and sewer.

Recommend approval.

## Weiche, Courtney

---

**From:** judi jensen <judi828@nvcbell.net>  
**Sent:** Tuesday, November 2, 2021 2:40 PM  
**To:** Planning Counter; Weiche, Courtney  
**Subject:** WMPA21-0008 AND WRZA21-0005

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I do not see these 2 items on the agenda for tonight's 6pm meeting. are they? and were can i email comments?? My comments are below, just in case.

I have grave concerns regarding the traffic this development, as well as 5 Ridges, is going to create on Highland Ranch Pkwy. Please consider a roundabout or 2, as well as full traffic stop lights, not just flashing pedestrian lights along HR Pkwy. Also, please demand RTC address these issues now before the traffic comes (or a pedestrian is injured or killed), not 10, 20 years after the fact.

Judi Jensen  
6335 Yukon Dr  
Sun Valley NV  
775 674 6335

Case Number: [WMPA21-0008](#) and

[Highland Village 2](#)

Planner: Courtney Weiche,  
[cweiche@washoecounty.us](mailto:cweiche@washoecounty.us)

Tentative Hearing Date: November

Reviewing Body: [Planning Commis](#)

Outcome:

Tentative Hearing Date:

Reviewing Body: [Board of County C](#)

Outcome:

## Weiche, Courtney

---

**From:** Kenneth Krater <ken@kraterconsultinggroup.com>  
**Sent:** Thursday, October 28, 2021 10:15 AM  
**To:** Weiche, Courtney  
**Cc:** Jeffrey Holbrook; Frank Bidart; Loren Chilson  
**Subject:** FW: Summary of Neighborhood Meeting - Highland Village Phase 2 (WMPA21-0008)  
**Attachments:** MPA Neighborhood Meeting Sign In Sheet 10-25-21\_000060.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Courtney,

Several neighbors and their spouses/partners attended the neighborhood meeting recently held on October 25, 2021 regarding Highland Village Phase 2 (WMPA21-0008 and WRZA21-0005). The meeting lasted approximately 2 hours and included a detailed presentation on the project with numerous questions asked and concerns brought up.

Concerns included traffic, pedestrian safety, cut through traffic issues, street lighting, need for roadway lighting, existing presence of junk cars on the property, motorcycles using the property, separation from new and existing homes, and drainage issues as the meeting was held the night after a 100-year rain event for the month of October. We discussed the fact that the Highland Village Tentative Map for 215 lots was conditioned to install traffic calming between Highland Ranch Parkway and Klondike Drive as detailed in the attached final traffic study prepared for the Final Map.

As a result of the meeting, the developer agreed to the following:

1. Upon and assuming approval by Washoe County, push button activated flashing beacons will be installed at the two intersections with crosswalks on Highland Ranch Parkway adjacent to the project including Midnight Drive. Street lighting will be installed at the three intersections on Highland Ranch Parkway adjacent to the project to include the Midnight Drive intersection.
2. The applicant will work with the Washoe County School District and Washoe County staff to determine if a school zone is appropriate on Highland Ranch Parkway and the limits and design of the school zone, if appropriate. If deemed appropriate, the applicant will install said school zone.
3. The project will be developed as presented including the trail system, 2:1 slope below the Knoll, single "T" intersection for primary access and emergency/pedestrian access to 9<sup>th</sup> Avenue.
4. The applicant will work with Washoe County to ensure that the Highland Ranch Parkway improvements will be installed per county standards with all safety considerations addressed.
5. All internal lighting (street lighting, pedestrian lighting, and homes) will be dark sky certified or equivalent and fully shielded. Street lighting will only be used for safety and security.
6. Drainage will be closely studied and will comply with all Washoe County requirements.
7. Klondike Drive will be abandoned and the trail system developed along with grading and landscaping to eliminate the potential for junk cars and motorcycle riding behind the homes to the west of the project.

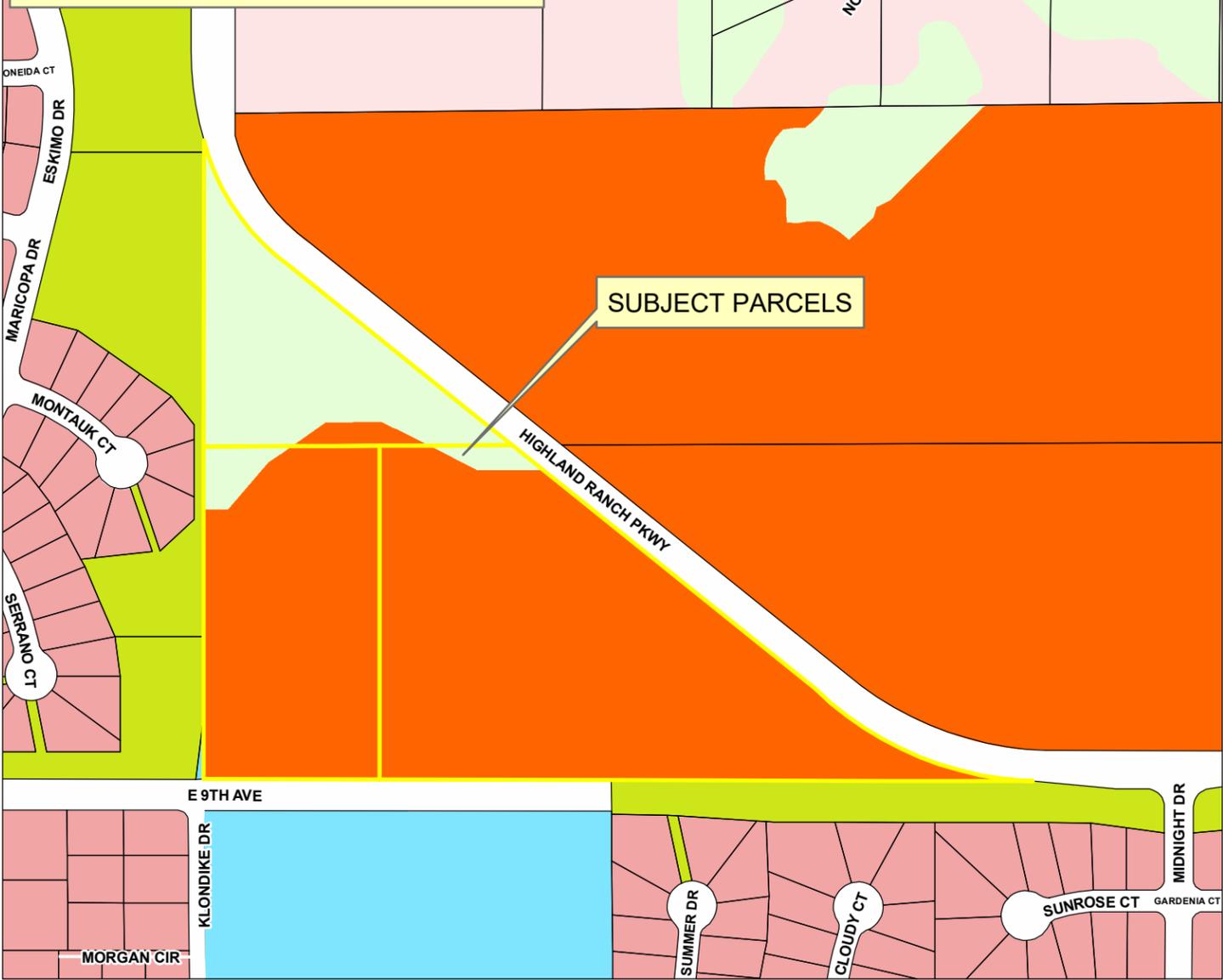
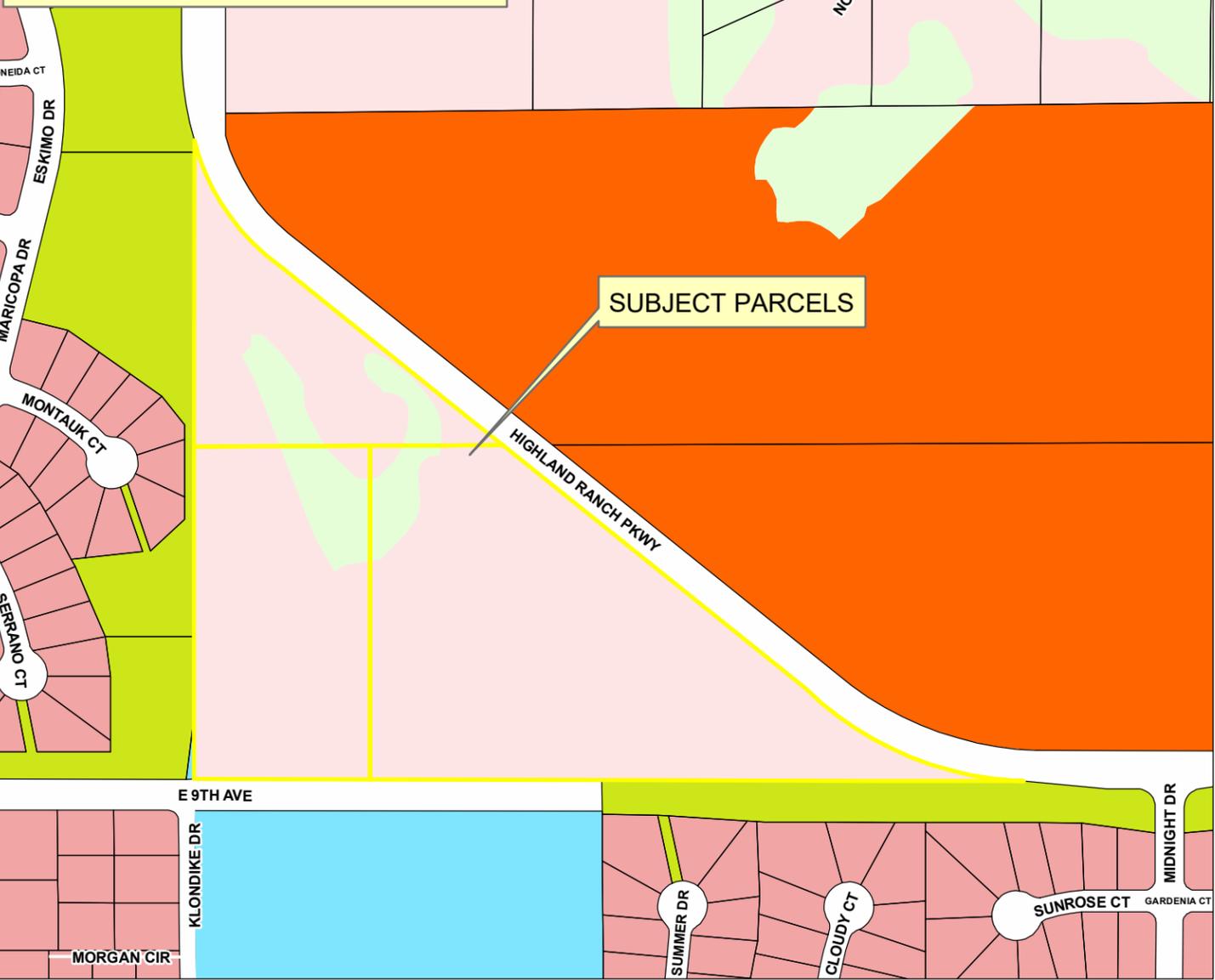
An attendance sheet is attached along with a link to the Power Point presentation. In summary, we feel that the neighbors were very much satisfied with the project and how it addresses their concerns coupled with the above items we agreed to. Neighbors were happy to hear that traffic calming will be installed on Midnight Drive, Lightning Drive, Magenta Drive, and 7<sup>th</sup> Avenue from Highland Ranch Parkway to Klondike Drive.

 [https://kraterconsultinggroup-my.sharepoint.com/:p:/g/personal/ken\\_kcgnv\\_com/ETriq6l7xi1DqgtzoMEgFhcB9EiESi8VbY-CRHEzZXyL3g?e=LX25VW](https://kraterconsultinggroup-my.sharepoint.com/:p:/g/personal/ken_kcgnv_com/ETriq6l7xi1DqgtzoMEgFhcB9EiESi8VbY-CRHEzZXyL3g?e=LX25VW)

*Kenneth Krater  
Krater Consulting Group, PC  
901 Dartmouth Drive  
Reno, NV 89509  
(775) 815-9561*

**EXISTING REGULATORY ZONING**

**PROPOSED REGULATORY ZONING**



SUBJECT PARCELS

SUBJECT PARCELS

**SUN VALLEY PLANNING AREA  
WRZA21-0005**

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

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**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**  
1861

1001 E Ninth St  
Reno, Nevada 89512 (775) 328-3600

SOURCE: Planning and Building Division

Path: G:\arcdata\planareals\snRegzone\_working\WRZA21-0005\snWRZA21-0005\_side\_by\_side.mxd

DATE:11/17/2021