



Planning Commission Staff Report

Meeting Date: March 1, 2022

Agenda item: 8B

MASTER PLAN AMENDMENT CASE NUMBER: WMPA22-0004 (Southwest Area Plan)

BRIEF SUMMARY OF REQUEST: To amend the Southwest Truckee Meadows Area Plan to allow Low Density Suburban-Two (LDS/2) as a permitted regulatory zone.

STAFF PLANNER: Planner's Name: Julee Olander
Phone Number: 775.328.3627
E-mail: jolander@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion and possible action to approve a resolution initiating and adopting an amendment to the Southwest Truckee Meadows Area Plan, a component of the Washoe County Master Plan, for the purpose of amending Land Use, Goal 1, Policies SW.1.3, SW.1.7, SW.1.8 & SW.1.9, by adding Low Density Suburban-Two (LDS/2-Two units/acre) as a permissible regulatory zone in the West Truckee Meadows Wildland Transition Suburban Character Management Area (SCMA), Foothill SCMA, Thomas Creek SCMA and Lower Galena SCMA; and if approved, authorize the Chair to sign the resolution on behalf of the Planning Commission for submission to the Washoe County Board of County Commissioners.

- Applicant: Washoe County
- Location: Southwest Truckee Meadows Area Plan
- Dev Code: Authorized in Article 820, Master Plan Amendment
- Commission District: District 2

STAFF RECOMMENDATION

INITIATE

INITIATE AND RECOMMEND APPROVAL

DO NOT INITIATE

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 initiate and adopt the resolution contained as Exhibit A to this staff report to amend the Southwest Truckee Meadows Area Plan, a component of the Washoe County Master Plan, as set forth in Master Plan Amendment Case Number WMPA22-0004 having made the at least three of the five findings in Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA22-0004 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.

(Motions with Findings on [Page 6](#))

Staff Report Contents

Explanation of a Master Plan Amendment 3

Background 4

Findings..... 4

Southwest Area Plan Findings..... 5

Neighborhood Meeting 6

Public Notice 6

Recommendation 6

Motion 6

Appeal Process 7

Exhibit Contents

Resolution.....Exhibit A

Public Comment.....Exhibit B

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.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 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 of the Planning Commission's total membership.

Background

Washoe County is proposing to amend Goal One, Policies SW.1.3, SW.1.7, SW.1.8 & SW.1.9 to add Low Density Suburban-Two (LDS/2-Two units/acre) as a permitted regulatory zone within the following Suburban Character Management Areas (SCMA) of the Southwest Truckee Meadows Area Plan:

SW.1.3 - West Truckee Meadows Wildland Transition Suburban Character Management Area;

SW.1.7- Foothill Suburban Character Management Area:

SW.1.8 - Thomas Creek Suburban Character Management Area; and

SW.1.9 - Lower Galena Suburban Character Management Area

If approved, this amendment will provide an additional zoning classification in only the SCMAs identified above. The LDS/2 standards include 30 foot setbacks from the front and rear property lines and 10 foot setbacks from the side property lines. The density requirement is 2 units per acre and the minimum lot size is 17,500 SF. Currently allowed in these SCMAs are the regulatory zones of Medium Density Suburban (MDS-3 units per acre) and Low Density Suburban (LDS- 1 unit per acre). The addition of LDS/2 would allow another zoning classification with an allowed density midway between the densities allowed by MDS and LDS. Currently, there are numerous parcels within the four identified SCMAs that would conform with the LDS/2 standards; however, these parcels are currently zoned either LDS or MDS. Adding LDS/2 would provide an option that many lots currently meet, if property owners choose to apply for a zoning amendment, while providing a new option for future parcels as 2 units per acre.

The Southwest Truckee Meadows Area Plan's Vision speaks to housing and encourages "providing a range of housing opportunities". Further, the Washoe County Master Plan's Housing Element, particularly, Policy 1.5, states the goal to: "Encourage development at higher densities where appropriate". This policy further states: "The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned". The proposed amendment to add LDS/2 as a permitted regulatory zone in the four SCMAs listed above will assist with meeting Policy 1.5 of the Washoe County Master Plan. The proposed addition of LDS/2 in certain SCMAs within unincorporated Washoe County is not unique. In fact, there are several SCMAs specifically within the North Valleys Area Plan which allow the LDS/2 regulatory zone.

Findings

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 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 detailed in this staff report.

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 numerous parcels compatible with LDS/2 currently within the Southwest Truckee Meadows Area Plan. The proposed change adding LDS/2 as a permitted regulatory zone within multiple SCMAs of the Southwest Truckee Meadows Area Plan will still require property owners to apply for a regulatory zone amendment if they wish their particular parcel(s) to be amended to LDS/2. Any regulatory zone amendment will be reviewed by the relevant agencies to determine if there will be any adverse impact to the public's health, safety or welfare. Additionally, the SCMAs where LDS/2 is proposed already allow MDS and LDS. LDS/2 will not be inconsistent with allowed regulatory zones.

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 allow the development of parcels with a density of 2 units per acre, which is currently not offered within the Southwest Truckee Meadows Area Plan. This will provide another type of zoning classification to better address changes in the area and offer another option for the 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.

Staff Comment: If property owners apply for a regulatory zone change to LDS/2, at that time, facilities will be assessed and will need to confirm that the appropriate services and facilities are available in the area before the LDS/2 zoning is approved.

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 changes will provide another regulatory zone within the Southwest Truckee Meadows Area Plan and will help with the orderly growth in the County.

Southwest Truckee Meadows Area Plan Findings

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

- SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM 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 SWTM 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.

Staff Comment: The proposed amendment will continue to further the Vision and Character Statement because it contributes towards providing a range of housing opportunities. The SCMAs where LDS/2 will be added currently allow the higher density regulatory zone of medium density suburban (MDS- 3 units per acre). All proposed regulatory zone amendments will be reviewed to meet all applicable policies of the Southwest Truckee Meadows Area Plan and the Regional Water Management Plan. The amendment will help with the orderly growth within the Southwest Truckee Meadows Area Plan and will not conflict with the public's health, safety or welfare .

SW.20.2 For any amendment that proposes to

- Revise the Vision and Character statement;
- Revise Goal One or its associated policies;

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the appropriate 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. 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 must meet all of the applicable policies of the SWTM Area Plan.

Staff Comment: The proposed amendment was presented at a neighborhood meeting on February 2, 2022. The meeting was held in person and by Zoom, with five attendees by Zoom. Staff concluded that no further meetings were needed.

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 the Washoe County complex on February 2, 2022, from 5:00 p.m. to 6:00 p.m. The meeting was held in person and by Zoom and five persons attended by Zoom. Several attendees spoke in opposition of the proposed amendment, stating that they didn't want to see smaller lots. Other attendees had questions about the proposal and the location of the areas where the change would occur.

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 February 18, 2022.

Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0004. 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:

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 to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA22-0004 having made at least three of the five findings in Washoe County Code Section 110.820.15(d) and the required Southwest Truckee Meadows Area Plan findings. I further move to certify the resolution and the proposed Master

Plan Amendments in WMPA22-0004 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.

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.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTHWEST TRUCKEE MEADOWS AREA PLAN (WMPA22-0004) LAND USE, GOAL ONE, POLICIES SW.1.3, SW.1.7, SW.1.8 AND SW.1.9, BY ADDING LOW DENSITY SUBURBAN-TWO (LDS/2) AS A PERMISSIBLE REGULATORY ZONE IN THE WEST TRUCKEE MEADOWS WILDLAND TRANSITION SUBURBAN CHARACTER MANAGEMENT AREA (SCMA), FOOTHILL SCMA, THOMAS CREEK SCMA AND LOWER GALENA SCMA, AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 22-03

Whereas, Master Plan Amendment Case Number WMPA22-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on March 1, 2022; 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 WMPA22-0004, 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.

Southwest Area Plan Required Findings

Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

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 WMPA22-0004, comprised of amendments as included in Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and

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

ADOPTED on March 1, 2022

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Southwest Area Plan, Goal 1

Exhibit A, WMPA22-0004

Goal One: The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

Policies

- SW.1.1 The Southwest Truckee Meadows Character Management Plan map shall identify the West Truckee Meadows Wildland Transition Suburban Character Management Area, ArrowCreek Wildland Transition Suburban Character Management Area, Timberline Wildland Transition Suburban Character Management Area, Lakeside/Holcomb Suburban Character Management Area, Foothill Suburban Character Management Area, Thomas Creek Suburban Character Management Area, Lower Galena Suburban Character Management Area, and the Mt. Rose Wildland Open Space Rural Character Management Area.
- SW.1.2 Policy Growth Level: In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.
- SW.1.3 The following Regulatory Zones are permitted within the West Truckee Meadows Wildland Transition Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Medium Density Suburban (MDS – Three units per 1 acre) – Limited to the areas designated MDS as of the effective date of this plan.
 - f. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
 - g. Low Density Suburban (LDS - One unit per 1 acre).
 - h. Neighborhood Commercial (NC).
 - i. Open Space (OS).
 - j. Public/Semi-public Facilities (PSP).
 - k. Parks and Recreation (PR).
- SW.1.4 The following Regulatory Zones are permitted within the ArrowCreek Wildland Transition Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. Low Density Suburban (LDS – One unit per 1 acre)
 - e. Public/Semi-public Facilities (PSP).
 - f. Parks and Recreation (PR).

- h. Open Space (OS).
- i. High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.

SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Public/Semi-public Facilities (PSP).
- c. Parks and Recreation (PR).
- d. Open Space (OS).
- e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. Low Density Suburban (LDS – One unit per 1 acre).
- h. High Density Rural (HDR – One unit per 2.5 acres).

SW.1.7 The following Regulatory Zones are permitted within the Foothill Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-public facilities (PSP).

SW.1.8 The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. High Density Rural (HDR – One unit per 2.5 acres).
- e. Low Density Suburban (LDS – One unit per 1 acre).
- f. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- g. Medium Density Suburban (MDS – Three units per 1 acre).

h. Public and Semi-public facilities (PSP).

SW.1.9 The following Regulatory Zones are permitted within the Lower Galena Suburban Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. General Rural (GR).
- d. Low Density Suburban (LDS – One unit per 1 acre).
- e. **Low Density Suburban-Two (LDS/2 – Two units/acre).**
- f. Medium Density Suburban (MDS – Three units per 1 acre).
- g. Public and Semi-public facilities (PSP).

SW.1.10 The following Regulatory Zones are permitted within the Mt. Rose Wildland Open space Rural Character Management Area:

- a. Open Space (OS).
- b. Parks and Recreation (PR).
- c. Public and Semi-public facilities (PSP).

SW.1.11 This plan shall be interpreted to ensure that all existing entitlements as of the adoption of this plan are fully recognized.

SW.1.12 Requests to intensify existing land uses in and around the West Truckee Meadows Wildland Transition Suburban Character Management Area shall be reviewed for potential impacts to the scenic value of the Fourth Street/I-80/Truckee River corridor.

From: [Laura M. Hill Temmerman](#)
To: [Olander, Julee](#)
Subject: My opposition to new proposal to add "Low Density Suburban -2" zoning to the Southwest Area Plan
Date: Sunday, January 30, 2022 2:30:57 PM

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

Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a egregious degree. Adding a higher-density zoning category will only enable an expansion of the county's irresponsibility.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the Low Density Suburban 2 zoning category is not needed.

Please relay my opposition to WMPA22-0004.

Sincerely,

Laura Hill Temmerman

From: [John Willman](#)
To: [Olander, Julee](#)
Subject: Low Density Suburban 2
Date: Saturday, January 29, 2022 6:25:07 AM

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Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county's malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Thank You,
John Willman

From: AOL Member Service Support@NoReply@aol.comms
To: [Olander, Julee](#)
Subject: galena communities
Date: Saturday, January 29, 2022 7:46:39 AM

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Dear Ms. Olander,

I have been doing my research on new developments in the Reno area for many years and here are my observations to deny more developments in Washoe County and Reno proper until safety and infrastructure are in place.

1. Build your emergency infrastructure (fire, ambulance, water, power, roads, emergency exits, etc. We have a community that has been built above our subdivision and there is one road in/out through our community. The powers that be put in bollards to access a water tower and to a nearby community that is resisting other communities to use but no one knows who has the key or combinations, even the fire department.
2. Massive, uncontrolled development puts stress on existing neighbors and businesses. Will the folks who live in these tiny, compact subdivisions have access to public transportation, schools with adequate space, safety, health care, etc?
3. Will the developer be held responsible to provide water and utilities in a timely manner when home buyers move in and/or not sell until all/most utilities are in place for home owners.
4. Have you given thought to how children will safely have recreation opportunities to release pent-up energy? Or will this be a future slum?
5. Did you do your homework about wildlife migration areas, winter refuge, crossing streets, etc?
6. Will there be adequate, safe sidewalks for this community?
7. Have you looked at how the development has been designed to be accessible to fire trucks, ambulances, utility trucks, moving vans, school buses?
8. Will this developer contribute substantial money to build a new school, equipped and staffed so that children who move to the area can transition easily or will it be rezoned, cram-pack and disrupt family lives yet again?

It doesn't take a rocket-scientist mentality to figure these things out and to make better decisions for responsible planning but it is easy to be feckless and take the simple way out. I ask you to relay my stringent opposition to WMPA22-0004.

Barbara Fenne
Reno, Nevada 89523

From: gulasreno@charter.net
To: [Olander, Julee](#)
Subject: Southwest Area Plan
Date: Saturday, January 29, 2022 8:08:41 AM

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Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county's malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Susan Gulas
gulasreno@charter.net

From: [Cheryl LaFond](#)
To: [Olander, Julee](#)
Subject: Opposition to amend the Southwest Area Plan
Date: Saturday, January 29, 2022 1:06:33 PM

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Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of “Low Density Suburban 2”. I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county’s malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

Cheryl La Fond
5505 Goldenrod Dr
Reno, NV 89511

From: [latentn](#)
To: [Olander, Julee](#)
Subject: My opposition to WMPA22-0004.
Date: Saturday, January 29, 2022 5:42:11 PM

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County planning department,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of “Low Density Suburban 2”.

Thank you.
E. Gerscovich
Reno, NV89523

From: [James Southard](#)
To: [Olander, Julee](#)
Cc: [Naomi Duerr](#); [Delgado, Oscar](#); mayor@reno.gov; [Devon Reese](#)
Subject: Zoning in Southwest Reno
Date: Sunday, January 30, 2022 9:15:42 AM

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Good Morning Ms. Olander,

My name is James Southard and I'm a native Nevadian of 63 years. Our home is in the Southwest area of Reno impacted by the proposed zoning change to LDS-2.

Please make a formal record of my opposition to the proposal amending the Southwest Area Plan.

Specifically adding a zoning of "Low Density Suburban 2" . My objection is due to already massive congestion resulting from poor planning and infrastructural deficiencies. Our Northern Nevada quality of life is undeniably the biggest part of our state's charm. Our officials have exercised the same prudent insight throughout the decades by protecting Lake Tahoe in an effort to retain this same "Charm".

As a life long resident here I've witnessed crime, traffic, and urban developers overtake Southwest Reno recently. The South Meadows area radius encompassing Mt.Rose, Veterans Interchange at Geiger Grade and Meadows Pkwy at Veterans illustrates the density collision happening every day. The "Daybreak" project as well as the other surrounding developer projects now underway will only magnify infrastructure problems while eroding our residential property values. Traffic is already surging today beyond capacity during commute times.

I urge you to look at the Double Diamond / Damonte Ranch & Freeway area. Here you'll see four story Apartment buildings under construction next to a single story home owner who's been there for years. Their once sunny home is now dwarfed in the shadow of the apartment building. Density and congestion the end result as development continues seemingly unconstrained. Adding zoning for more than one residential dwelling per acre isn't adding "charm", home owner property value or preserving our Northern Nevada way of life. Most importantly, the zoning in place right now will support more than 20 years of anticipated growth.

In my opinion adding LDS-2 zoning is not in the best interest of our residents but rather in the best interest of developers.

Thank you.

Sincerely,
James Southard

From: [Cilia Suhayda](#)
To: [Olander, Julee](#)
Subject: Proposed SW Zoning changes
Date: Sunday, January 30, 2022 11:17:47 AM

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

Dear Ms. Olander,

Please record my opposition to WMPA22-0004.

I have been a resident of Washoe County since 1970 and a property owner in South West Washoe County since 1989. The number of existing proposed developments on the books not yet built should meet the need for the next 20 years. Adding a more dense zoning in SW will only negatively affect quality of life issues on the existing residence and what wildlife is still alive. It is the responsibility of government to protect its residence, not line the pockets of developers and special interests with this zoning change for more houses per acre. I have watched the dense development of SE Reno and Spanish Springs, I am not in favor of changing the existing zoning density.

Thank you for your time.

Cilia Suhayda

From: [Susan Gulas](#)
To: [Olander, Julee](#)
Date: Monday, January 31, 2022 8:11:04 AM

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

Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county's malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Susan Gulas

Sent from [Mail](#) for Windows

From: [Julian Kift](#)
To: [Olander, Julee](#); [Anne kift](#)
Subject: Proposed amendment to Southwest Area Master Plan to allow for for Higher Density WMPA22-0004.
Date: Monday, January 31, 2022 8:11:03 AM

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

Dear Ms. Olander,

We Julian & Anne Kift write to record and report our opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". We have the following concerns.

- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County, the proposed amendment to the Southwest Master Plan to LDS-2 zoning category is simply not needed.
- Current residents opted to purchase a home in the area for the benefits the current zoning offers, a change to higher density zoning will detract from the quality of life for those existing residents and further impact traffic on already busy minor roads designed for low density.
- The change to zoning could result in many lots being subdivided further negatively impacting the aesthetics of the area.
- The county has already been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety in the name of lining developers pockets. Adding a higher-density zoning category will only enable an expansion of the county's malfeasance.

I ask you to relay our utmost opposition to WMPA22-0004

Sincerely,

Julian & Anne Kift

1050 Cottonwood Rd.

Reno, NV 89511

From: [Dennis Pelham](#)
To: [Olander, Julee](#)
Date: Monday, January 31, 2022 8:37:54 AM

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

Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". I have the following concerns.

- Higher density zoning has already detracted from the quality of life for existing residents and may affect property values as well quality of life for those seeking the quieter lifestyle of unincorporated county living vs living within the city limits.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county's malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Dennis Pelham

4370 Great Falls Loop, Reno, NV 89511

From: [Larry Gray](#)
To: [Olander, Julee](#)
Subject: Please record and report my opposition to the proposal to amend the Southwest Area Plan
Date: Monday, January 31, 2022 9:02:53 AM

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

Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of "Low Density Suburban 2". We have the following concerns.

The proposal to increase housing density is simply a bad idea.

This rural area does not have the road system, water , sewer, fire protection and other infrastructure to support this type of increase in housing density.

This type of density increase to already established neighborhoods will damage the existing rural nature of the area that existing residents have worked so hard, for many years to achieve.

Best Regards,

Larry & Sydney Gray
5830 Mountain Shadow Ln.
Reno, NV 89511
775-722-3907
Gray@Gray-Wolf.biz

From: [Steve Wolgast](#)
To: [Olander, Julee](#)
Subject: Opposed to WMPA22-0004
Date: Friday, January 28, 2022 9:44:14 PM

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

Ms. Olander,

Please record and report my opposition to the proposal to amend the Southwest Area Plan to add a zoning designation of “Low Density Suburban 2”. I have the following concerns.

- Higher density zoning will detract from the quality of life for existing residents and may affect property values.
- The county has been irresponsible in the approval of developments to the detriment of the character of this area. Some of these developments undermine public safety to a scandalous degree. Adding a higher-density zoning category will only enable an expansion of the county’s malfeasance.
- Under existing zoning, there are buildable lots to support more than 20 years of anticipated growth in Washoe County. The addition of the LDS-2 zoning category is not needed.

I ask you to relay my opposition to WMPA22-0004.

Steve Wolgast

From: [Martha Campbell](#)
To: [Olander, Julee](#)
Cc: ["Martha Campbell"](#)
Subject: Proposed amendment to the Southwest Area Plan
Date: Tuesday, February 1, 2022 1:07:07 PM

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

Dear Ms. Olander,

I hereby respectfully voice and register my opposition to the proposed proposal to amend the Southwest Area Plan by adding a zoning designation of "Low Density Suburban 2."

My concerns are the following:

- First and foremost, more housing development of this nature is not needed. Reno, Sparks and Washoe County already have more than enough approved housing units and buildable lots that can meet projected population growth over the next couple of decades, according to the Truckee Meadows Regional Planning Authority.
- If approved, Low Density Suburban 2 (LDS-2) will increase residential density in the unincorporated area of Washoe County, contribute to urban sprawl, strain existing County infrastructure and resources, and destroy the habitats, open space, views, and quality of life that attract businesses and people to the area.
- And if recent approvals by the County Commission provide any guide to how these future developments will be approved, the County Commission will not require developers to mitigate impacts from their developments and fund sorely needed road and other infrastructure improvements, forcing taxpayers to foot the bills and/or have their public safety and well-being undermined.
- Plain and simple, LDS-2 is a strategy to enrich developers.

I ask that you report and record my opposition to WMPA22-0004.



This email has been checked for viruses by Avast antivirus software.
www.avast.com

From: [B & C Clark](#)
To: [Olander, Julee](#)
Subject: RE: draft Resolution - more information needed
Date: Wednesday, February 2, 2022 2:34:14 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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Thank you; and thank you for sending the map.

I am not sure I understand what the action is.

Is the County recommending that they change the zoning to allow two units per acre? (for all larger lots in this area, it would allow owners to subdivide the land; putting two units per acre).

If so, I strongly oppose this.

- Larger lots in this area provide valuable open space; important for the quality of life as well as wildlife.
- Water resources are also limited in this area (necessary to sustain development, as well as existing wildlife). Additional development would put a further stain on water resources.
- Sensitive cultural resources are also present in the area, and should be protected per Section 106 National Historic Preservation Act.
- The larger lots provide a buffer between the existing suburban residential and the open space USFS lands to the west. These parcels should remain as open space and/or have a regulatory zone of 1 unit per 2.5 acre or 1 unit per 5 acre minimum.
- Should these lots be developed (2 units per acre), I have a concern that all would be on septic; potentially impacting the groundwater resources.

Please retain these comments into the public record, please convey these comments to the Planning Commission/County Commissioners, and I wish these comments be considered when voting on this action.

I strongly vote "NO", do not reduce existing zoning, do not vote to increase the number of homes allowed per acre in these areas.

Having a buffer of open space / no development is important for all aspects of quality of life in Washoe County.

Thank you for the opportunity to comment. Please retain my name/address on all public notices in Washoe County. Thank you.

Catherine Clark

From: Olander, Julee [mailto:JOlander@washoecounty.gov]
Sent: Wednesday, February 2, 2022 1:57 PM
To: B & C Clark <bc.clark@sbcglobal.net>
Subject: RE: draft Resolution - more information needed

The proposed amendment is to:

Add the regulatory zone of Low Density Suburban-Two (LDS/2 Two units/acre), to the following Character Management Areas(CMA) within the Southwest Area Plan:
SW.1.3- West Truckee Meadows Wildland Transition Suburban Character Management Area;
SW.1.7- Foothill Suburban Character Management Area:
SW.1.8 - Thomas Creek Suburban Character Management Area; and
SW.1.9 - Lower Galena Suburban Character Management Area

Have attached the map of the Area Plan and notice.

Let me know if need any other information.



Please tell us how we did by taking a [quick survey](#)

Julee Olander

Planner, Planning & Building Division | Community Services Department
jolander@washoecounty.gov | Direct Line: 775.328.3627

My working hours: Monday-Friday 8:00 am to 4:30 pm

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



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From: B & C Clark <bc.clark@sbcglobal.net>
Sent: Wednesday, February 2, 2022 1:22 PM
To: Olander, Julee <JOlander@washoecounty.gov>
Subject: draft Resolution - more information needed

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Hi Julee –

I understand there is a meeting tonight about potential master plan amendments – southwest area plan.

Can you provide more information on specifically what is being proposed? Which lands do you plan to change the designation (change what lands to what zoning? Can you provide a map?

As public comment – I strongly oppose changing the zoning or master plan for all existing USFS owned parcels and parcels known as the government lots; located along/near Thomas Creek and Whites Creek, just north of SR431.

Please also keep me updated and informed, please add my name to the public mailing list.

Thank you.

Catherine Clark
13190 W. Saddlebow Drive
Reno, Nevada 89511
Bc.clark@sbcglobal.net

775-997-9640