

Washoe County Planning Commission



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**WMPPA23-0003, WRZA23-0003 &  
WDCA23-0003  
(Sutcliffe Community Area Modifiers)**

January 2, 2024

This is a request:

1. To approve a master plan & regulatory zone amendments for seven parcels;
2. To sunset the Crosby Lodge Specific Plan; and
3. To amend the development code (Chapter 110) to add the Sutcliffe Community Area Modifiers

# Area Map



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# Background

- In 2011, the Crosby Lodge Specific Plan was approved for three parcels (APNs: 079-230-04, 07 and 11) and the regulatory zone designation was amended from General Rural (GR) to Specific Plan (SP).
- The Crosby Lodge Specific Plan Design Standards Manual was developed to maintain the Crosby Lodge, a recreational resort catering to fishermen and families enjoying the outdoors and Pyramid Lake.
- In 2019, the three parcels were sold, which changed the overall need for the Specific Plan.
- Additionally, the parcels did not meet NRS Chapter 278A and Washoe County Code Article 442 requirement for a specific plan which is the area “is under single ownership or control.”

# MPA Request



The master plan designation change is for:

- Five parcels from Rural (R) to Commercial (C); and
- To assign a master plan land use designation of Commercial (C) for two parcels without a current master plan land use designation



# RZA Request



The regulatory zone designation change is for:

- Two parcels from General Rural (GR) to Neighborhood Commercial (NC);
- Three parcels from Specific Plan (SP) to Neighborhood Commercial (NC); and
- To assign a regulatory zone of Neighborhood Commercial (NC) for two parcels without any regulatory zone designation.



- The development code amendment is to initiate and recommend an amendment to Article 222 Truckee Canyon Area, to add section 110.222.20, Sutcliffe Community Area Modifiers.
- The Modifiers will include:
  - Specific development standards; and
  - Allowed residential uses and commercial uses, with a special use permit

- Over the years, a mixture of uses have been allowed on these parcels, either through the Crosby Lodge Specific Plan or organically over time to meet the needs of the area and the parcels' owners.
- Staff is proposing to change the master plan designation from Rural (R) to Commercial (C), which will allow the regulatory zoning of Neighborhood Commercial (NC).
- This change will eliminate the Specific Plan regulatory zoning and sunsets the Crosby Lodge Specific Plan.
- The NC regulatory zoning along with the Modifiers will allow many of the uses that are currently established on the parcels and activities that are anticipated in the future.

- Staff is recommending to add a section to Article 222 of the Development Code to adopt the Sutcliffe Community Area Modifiers.
- The Modifiers will provide specific requirements for the area that vary from the NC regulatory zoning, which includes:
  - Development standards- setbacks will be ten feet from the property line for the front, rear and side yards, and a height limitation of 45 feet;
  - Allowed uses:
    - Residential uses allowed by right- duplexes, single-family dwellings, accessory dwelling units, and group homes.
    - Commercial uses allowed with a special use permit - Automotive Repair; Bed and Breakfast Inns; Commercial Campground Facilities/RV Park; Destination Resort; Equipment Repair and Sales; Hotels & Motels; Manufactured Home Parks; Retail Store (Specialty); and Storage Operable Vehicle (boat/RV/vehicle storage)

# Change of Conditions

- The conditions in the area have changed with the sale of the 3 parcels within the Crosby Lodge Specific Plan and the lack of master plan and regulatory zoning designation for 2 parcels.
- The intent of the proposed amendments is to provide the same direction for all 7 parcels, with the same designations and regulations.

# Compatible Land Uses

- The Sutcliffe parcels are surrounded by the Pyramid Lake Paiute Tribe Reservation, which is not in Washoe County's jurisdiction.
- The Reservation has a mixture of developed and undeveloped lands, with residences and buildings, including a marine and fish hatchery adjacent to Pyramid Lake.
- The proposed amendments will allow the subject properties to operate and develop in a manner that is consistent with their historical uses, with a mixture of commercial and residential uses.

# Availability of Facilities

- The properties in the Sutcliffe area do not have access to public water or sewer system and have individual wells and septic systems.
- The main access is from State Route 445, which is maintained by NDOT and Sutcliffe Drive, which is maintained by the Pyramid Lake Paiute Tribe.
- Fire service is provided by the Pyramid Lake Fire and Rescue.
- New development in the area will be challenging and facilities will need to be reviewed by Washoe County, Pyramid Lake Paiute Tribe and the State of Nevada to confirm that service is available.

# Community Meeting



- Two neighborhood meetings were held on Zoom on March 8, 2023, and September 19, 2023.
- Crosby Lodge Specific Plan was reviewed along with the current uses that are found in the area, adjacency to Tribal lands, lack of utilities, and the remote location.
- The comments made at the meetings included:
  - Participants identified the allowed uses they desired for these properties;
  - Which parcels would be included;
  - When would the changes take effect; and
  - Questions regarding the status of Crosby Lodge Specific Plan.
- Staff has had conversations and contact with all seven parcel's owners and several conversations with Tribal representatives.
- The proposed changes have been explained and Staff has received no objections of the proposed changes.

# Reviewing Agencies & Findings

- Various agencies reviewed the application, their comments are included in the staff report (Exhibit D).
- Staff can make all the findings as explained in the staff report.

# Possible Motion



Possible motions can be found in the staff report.

# Thank you

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