



Planning Commission Staff Report

Meeting Date: January 2, 2024

Agenda Item: 8B

MASTER PLAN AMENDMENT CASE NUMBER: WMPA23-0003, WRZA23-0003 & WDCA23-0003 (Sutcliffe Community Area Modifiers)

BRIEF SUMMARY OF REQUEST: To approve Master Plan & Regulatory Zone Amendments for seven parcels; to sunset the Crosby Lodge Specific Plan; and to amend the Development Code to add the Sutcliffe Community Area Modifiers

STAFF PLANNER: Julee Olander, Planner
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CASE DESCRIPTION

For hearing, discussion, and possible action to:

- (1) Approve a resolution to initiate and adopt an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to change the Master Plan land use designation for five parcels (APNs: 079-230-01, 03, 04, 07 & 11) from Rural (R) to Commercial (C) and to assign a Master Plan land use designation of Commercial (C) to two parcels without a current Master Plan land use designation (APNs: 079-230-02 & 06);
- (2) Subject to final approval of the associated Master Plan amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, approve a resolution to initiate and recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for two parcels (APNs: 079-230-01 & 03) from General Rural (GR) to Neighborhood Commercial (NC); three parcels (APNs: 079-230-04, 07 & 11) from Specific Plan (SP) to Neighborhood Commercial (NC); and to assign a regulatory zone of Neighborhood Commercial (NC) to two parcels without any regulatory zone designation (APNs: 079-230-02 & 06);
- (3) To approve a resolution to initiate and recommend approval of an amendment to Washoe County Code Chapter 110 (Development Code), Article 222 Truckee Canyon area, to add a new section for the Sutcliffe Community Area Modifiers which: designates parcels subject to the modifiers, specifies exceptions to the development standards for the Neighborhood Commercial Regulatory Zone for the Sutcliffe community area, provides for additional residential uses which shall be allowed by right in the Sutcliffe Community area, and provides for additional commercial uses which shall be allowed with a Special Use Permit in the Sutcliffe Community area; and
- (4) Sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07 & 11).

<p>Applicant: Washoe County</p> <p>Property Owner: Shawn Murphy, Pyramid Arrowhead RV LLC, Pyramid Lake Paiute Tribe, Dillon Brown, & JGFP Group LLC</p> <p>Location: Off Sutcliffe Drive & SR 445</p> <p>APN: 079-230-01, 02, 03 & 04, 06, 07 & 11</p> <p>Parcel Size: 0.277, 2.23, 0.0079, 9.05, 0.606, 9.7 & 1.46 acres</p> <p>Existing Master Plan: Rural (R)</p> <p>Proposed Master Plan: Commercial (C)</p> <p>Existing Regulatory Zone: General Rural (GR) & Specific Plan(SP)</p> <p>Proposed Regulatory Zone: Neighborhood Commercial (NC)</p> <p>Area Plan: Truckee Canyon</p> <p>Development Code: Authorized in Article 820, Amendment of Master Plan Article 821; Amendment of Regulatory Zone; & Article 818, Amendment of Development Code</p> <p>Commission District: 5 – Commissioner Herman</p>	<p style="text-align: center;">Vicinity Map</p>
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MASTER PLAN AMENDMENT STAFF RECOMMENDATION

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 Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0003, having made at least three of the five findings set forth in Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0003 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)

REGULATORY ZONING AMENDMENT STAFF RECOMMENDATION

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, to initiate and recommend adoption of Regulatory Zone Amendment Case Number WRZA23-0003, having made all of the findings set forth in Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0003 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 Washoe County Planning Commission.

(Motion with Findings on Page 16)

DEVELOPMENT CODE AMENDMENT 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 approve a resolution to initiate and recommend adoption of Development Code Amendment WDCA23-0003, to amend Washoe County Code Chapter 110 in Article 222 Truckee Canyon Area, to add the Sutcliffe Community Area Modifiers as reflected in the proposed ordinance contained in Exhibit C-1; and authorize the Chair to sign the resolution on behalf of the Planning Commission. This recommendation for approval is based on the ability to make all of the four findings set forth in Washoe County Code Section 110.818.15(e).

(Motions with Findings on Page 16)

SUNSETTING OF SPECIFIC PLAN STAFF RECOMMENDATION

SUNSET

DO NOT SUNSET

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 sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07, &11) and which was approved under Regulatory Zone Amendment Case Number RZA10-002, to be effective upon final approval of Regulatory Zone Amendment Case Number WRZA23-0003.

(Motions with Findings on Page 17)

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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 Planning website at https://www.washoecounty.gov/csd/planning_and_development, and then select Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning and Building Division. 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 of the Planning Commission’s total membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 9.

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 Chapter 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 the Washoe County Master 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 which may adopt, adopt with modifications, or deny the proposed amendment.

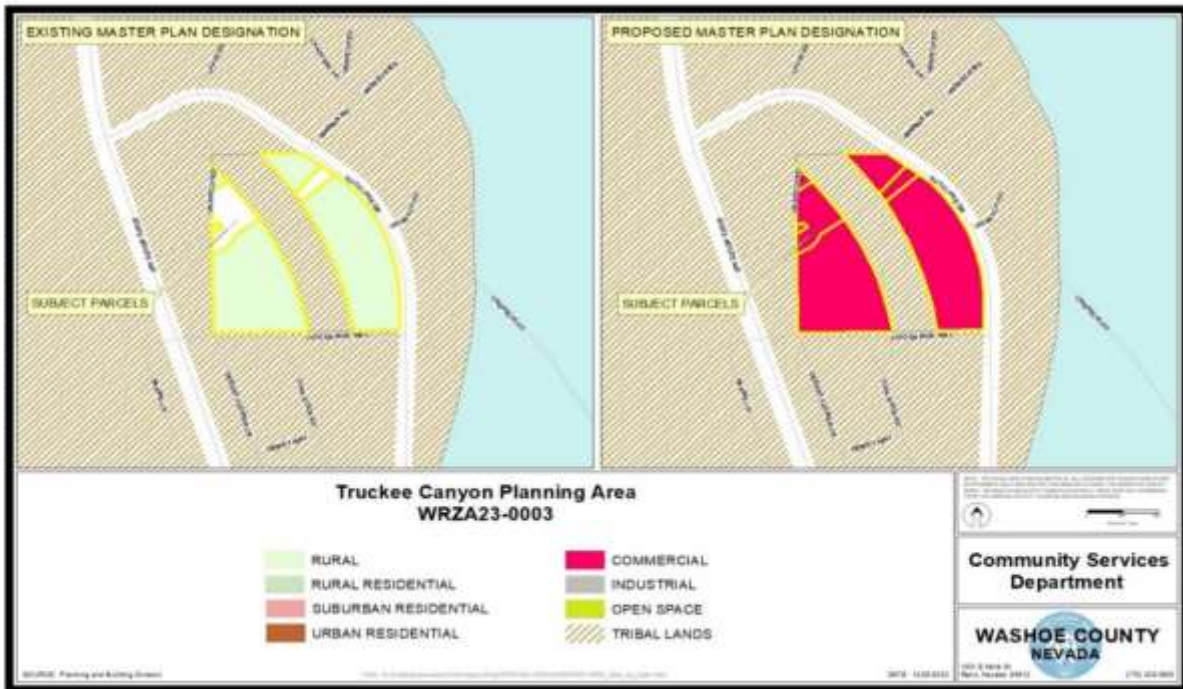
Development Code Amendments

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

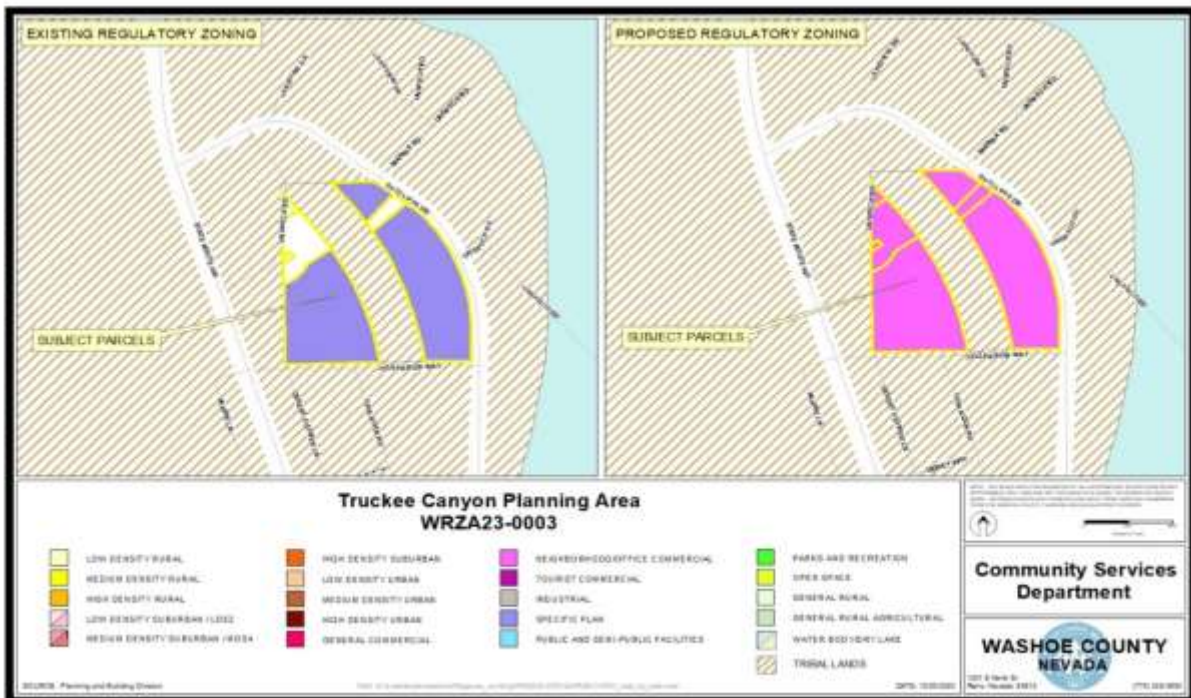
The Development Code Amendment process provides a method of review and analysis for such proposed changes. Development Code Amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code Amendments are initiated by resolution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

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

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



Existing and Proposed Master Plan Designation - Side by Side Comparison



Existing and Proposed Regulatory Zone Maps - Side by Side Comparison

Background

The Crosby Lodge Specific Plan (“Plan”) was approved in 2011 and amended the regulatory zone designation for three parcels (APNs: 079-230-04, 07 and 11) from General Rural (GR) to Specific Plan (SP). The Crosby Lodge Specific Plan Design Standards Manual (See Exhibit E) was developed to maintain the Crosby Lodge, a recreational resort catering to fishermen and families enjoying the outdoors and Pyramid Lake. The Plan encouraged preserving the historical uses, while providing direction for future development. The plan provided goals, and specified development standards, infrastructure standards and administration. The Plan identified three parcels as falling within the Plan area, referred to as the Lodge parcel, the campground/resort parcel and the Jigger Bob parcel. These different parcels allowed different uses, setbacks, coverage requirements, etc. However, in 2019, the ownership of the Crosby Lodge changed and the three parcels were sold. Two of the parcels (APNs: 079-230-007 and 11) are under one ownership and the other parcel (APNs: 079-230-04) is owned by another owner. The requirements for a specific plan per NRS Chapter 278A and Washoe County Code Article 442 requires the Plan area to be developed under single ownership.

Analysis

Washoe County is requesting to amend the Truckee Canyon Area Plan’s Land Use map and the Truckee Canon Regulatory Zone map. Currently, three of the subject parcels are part of the Crosby Lodge Specific Plan and two other parcels do not have any assigned Master Plan or regulatory zone designations. The proposal would allow the seven parcels within Washoe County’s jurisdiction in the Sutcliffe Community area to have the same Master Plan and regulatory zone designations. Washoe County is also requesting to amend the Development Code to add a section to Article 222 (Truckee Canyon Area) to create a new section labeled the Sutcliffe Community Area Modifiers. This Development Code Amendment will provide specific regulations for the seven parcels in the Sutcliffe area in Washoe County’s jurisdiction. The Modifiers would replace the Crosby Lodge Specific Plan, which would be sunsetted. These changes will unify the area with the same Master Plan and regulatory zoning designations and with the same development standards.

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 land use designation from Rural (R) to Commercial (C), which will allow the regulatory zoning of Neighborhood Commercial (NC). This change eliminates the Specific Plan regulatory zoning and sunsets the Crosby Lodge Specific Plan. The NC regulatory zoning will allow many of the uses that are currently established on the parcels and reflects the type of uses 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. This section will provide some additional allowances for the seven parcels as exceptions to the Neighborhood Commercial (NC) regulatory zone requirements. The Sutcliffe Community Area Modifiers will include the following three subsections (see Exhibit C):

- Applicability - identifies the seven parcels to be included in the Sutcliffe Community Area;
- Development standards- Sets a few different development standards from those contained in the NC regulatory zone, including: minimum setbacks to be ten feet from the property line for the front, rear and side yards, and a height limitation of 45 feet;
- Allowed uses –Additional uses shall be allowed by right and subject to a Special Use Permit, as follows:
 - Residential uses allowed by right to include:

- Duplexes, single-family dwellings, accessory dwelling units, and group homes.
 - Commercial uses allowed with a Special Use Permit to include:
 - 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)
- These uses shall be allowed in addition to the uses allowed or permitted in the NC regulatory zone described in Article 302, Allowed Uses, of the Washoe County Development Code.

The goal of the proposed Sutcliffe Community Area Modifiers is to maintain the allowed uses identified in the Crosby Lodge Specific Plan along with the uses occurring onsite currently. The intent is for the Sutcliffe Community Area Modifiers and the NC regulatory zoning to simplify the regulatory requirements for development of the area. However, some of the parcels will still not meet certain code requirements, i.e. development standards, parking, landscaping, etc. These parcels will be non-conforming following adoption of these amendments. Any non-conforming lot, use of land, structure or use of structure will need to meet Article 904 Nonconformance to expand. All new development activities will require conformance with zoning and Development Code requirements.

Change of Conditions

The condition of the seven parcels in the Sutcliffe area has changed over the past years. Three parcels (APNs: 079-230-04, 07 and 11) are within the Crosby Lodge Specific Plan (Plan) and the ownership has changed. The Plan was developed specifically to promote and preserve the Lodge area. However, the current owners do not see the need or relevancy to maintain the Plan. Additionally, the three parcels within the Plan area are owned by two owners, which do not meet the Specific Plan requirements per NRS Chapter 278A and Article 442 of the Development Code. Further, two parcels (APNs: 079-230-02 & 06) have no Master Plan land use or regulatory zone designations. These parcels need assigned designations to be developed appropriately. The other two remaining parcels (APNs: 079-230-01 & 03) are zoned GR and the uses found on these parcels does not conform with allowed uses of the GR regulatory zone. The intent of these amendments is to address the changes and allow for the future development consistent with the NC regulatory zone and development code standards. The intent of the Master Plan, Regulatory Zone and Development Code Amendments are to provide all parcels with the same land use and regulatory zone designations and regulations.

Consistency with Master Plan and Regulatory Zone Map

Currently, the assigned Master Plan and regulatory zones do not reflect the activities and uses on the parcels in the Sutcliffe area. The proposed changes will better reflect the activities occurring on the parcels. Adding the Sutcliff Community Area Modifiers will further provide direction for the development of the area. Any non-conforming lots, structures, development, or use of land or structure will need to meet Washoe County Article 904, Nonconformance.

Desired Pattern of Growth

The proposed Master Plan and Regulatory Zone Amendments seek to legitimize the existing pattern of growth in the Sutcliffe area. The proposed NC regulatory zone along with the Sutcliffe Community Area Modifiers allow a mixture of uses, which reflects the current development of the properties. The property owners have indicated a desire to maintain the current uses.

Compatible Land Uses

The Sutcliffe parcels are completely 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 Reservation residences, and buildings, including a marine and fish hatchery adjacent to Pyramid Lake. The Sutcliffe area has been developed by private property owners over many years. The intent of the proposed amendments is to allow the area to continue development with a mixture of commercial and residential uses. The proposed amendments will allow the subject properties to operate and develop in a manner that is consistent with their historical uses.

Availability of Facilities

The properties in the Sutcliffe area do not have access to public water or sewer utilities. The parcels have individual wells and septic systems. The main access is from State Route 445 and Sutcliffe Drive. SR 445 is maintained by NDOT and Sutcliffe Drive is maintained by the Pyramid Lake Paiute Tribe. Fire service is provided by the Pyramid Lake Fire and Rescue. This area will be challenged to provide the necessary facilities to develop further and it will be necessary to review development to confirm that service is available. Facilities will need to be reviewed by Washoe County, Pyramid Lake Paiute Tribe and the State of Nevada.

Truckee Canyon Area Plan Evaluation

The subject parcel is located within the Truckee Canyon Area Plan. The following is the pertinent policy from the Area Plan:

Relevant Area Plan Policy Reviewed

Policy	Brief Policy Description	Complies	Condition of Approval
TC.3.1	Work with the Pyramid Lake Tribal Council	yes	

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. 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. The challenges of the area were discussed including adjacency to the 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

Additionally, staff has had conversations and contact with all the property owners for the seven parcels. There have been several conversations with Tribal representatives. The proposed changes have been explained and all property owners are supportive of the proposed changes.

Agency Comments

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Washoe County GIS	X			
Washoe County Water Rights Manager (All Apps)	X	X		Timber Weiss, tweiss@washoecounty.gov
Washoe County Engineering (Land Development) (All Apps)	X	X		Robert Wimer, rwimer@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washoecounty.gov
TMFPD	X	X		Brittany Lemon, blemmon@tmfpd.us
Truckee Meadows Regional Planning	X	X		Chohnny Sousa, CSousa@tmrpa.org
Pyramid Lake Paiute Tribe	X			

Master Plan Amendment 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 December 22, 2023.

Regulatory Zone Amendment Public Notice

Notice for Regulatory Zone Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A total of 75 separate property owners were noticed a minimum of 10 days prior to the public hearing date.

Development Code Public Notice

Pursuant to WCC Section 110.818.20, notice of this public hearing was published in the newspaper at least 10 days prior to this meeting. The notice described the proposed development code amendment request and other pertinent information.

A notice was placed with the Reno Gazette Journal for December 22, 2023.

Staff Comment 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 is consistent with the policies and action programs in the Truckee Canyon Area Plan and does not conflict with the policies and action programs of the Master Plan. The proposal will assign a Master Plan land use designation for two parcels (APNs: 079-230-02 & 06) without Master Plan designations.

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 Sutcliffe parcels are a mixture of commercial and residential uses. The proposed Master Plan designation change from Rural (R) to Commercial (C) will allow the current activities and uses to continue. The surrounding parcels are owned by the Federal government and are part of the Pyramid Lake Paiute Tribe Reservation and not within Washoe County's jurisdiction. The Reservation parcels have a mixture of developed and undeveloped lands, with Reservation residences, and buildings, including a marine and fish hatchery adjacent to Pyramid Lake. The proposed Master Plan amendment will not adversely impact the adjacent parcels as explained further in the staff report.

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 is responding to the changes of ownership for three parcels and the lack of a Master Plan land use designation on two other parcels. The proposal will provide the same Master Plan land use designation for all seven parcels in the Sutcliffe area under Washoe County's jurisdiction. This change has the ability to help facilitate future development in a more consistent manner and thus, provides for a more desirable utilization of the 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: The area is developed and existing infrastructure is anticipated to accommodate the utility demand. Any new development will need to provide the required services as development occurs. Washoe County, Pyramid Lake Paiute Tribe and the State of Nevada will need to provide comments and conditions to confirm that the needed facilities are available or can be provided for any new development.

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 proposal will promote the desired pattern for the orderly physical growth with all seven parcels having the same Master Plan designation. Currently the parcels have differing requirements and two of the parcels have no Master Plan designation. The proposed amendment will unify the parcels with updated and current designations that reflect the activities occurring on those parcels and fit the community needs.

Staff Comment on Required Regulatory Zoning 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 proposed Regulatory Zone Amendments and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: Staff has reviewed the proposed amendment and has found it consistent with the policies and action programs in the Truckee Canyon Area Plan and does not conflict with the policies and action programs of the Master Plan. The proposal will provide Master Plan and regulatory zone designations for two parcels (APNs: 079-230-02 & 06) which currently do not have Master Plan or regulatory zone designations.

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 amendment is a request to amend the regulatory zoning on five parcels and to establish regulatory zoning on two parcels. All seven parcels will be designated with the NC regulatory zone. The NC designation will allow the current uses to continue and will provide zoning requirements for future development. The surrounding property is not within Washoe County's jurisdiction. The surrounding parcels are owned by the Federal government and are part of the Pyramid Lake Paiute Tribe Reservation. The Reservation parcels have a mixture of developed and undeveloped lands, with Reservation residences, and buildings, including a marine and fish hatchery adjacent to Pyramid Lake. The proposed amendment will continue to be compatible and supportive of the surrounding land uses and will not adversely impact the public health, safety or welfare.

3. Response to Changed 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.

Staff Comment: The proposed amendment is to correct the lack of regulatory zoning on two parcels and to bring the uses occurring on the parcels into conformance with Washoe County code. The proposal to NC regulatory zoning will bring all seven parcels under the same zoning requirements. The NC regulatory zoning captures many of the current uses that are found in the area. The proposed development code amendment to add the Sutcliff Community Area Modifiers will provide some allowance for other uses that currently exist on the parcels.

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.

Staff Comment: The area is developed and existing infrastructure is anticipated to accommodate the utility demand. Any new development will need to provide the required services as development occurs. Washoe County, Pyramid Lake Paiute Tribe and the State of Nevada will need to provide comments and conditions to confirm that the needed facilities are available or can be provided for any new development.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposal to adopt the NC regulatory zoning will bring all seven parcels under the same zoning requirements. This change will designate two parcels that have no regulatory zoning designation. The other four parcels will be designated NC which includes the type of uses and activities occurring on the parcels, as further explained in the staff report.

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.

Staff Comment: The proposal will promote the desired pattern for the orderly physical growth with all seven parcel having the same requirements. Currently, the parcels have differing requirements and two of the parcels have no Master Plan or regulatory zoning designation. The proposed amendment will unify the parcels with updated and current requirements that fit the community needs.

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.

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

Development Code Findings

WCC Section 110.818.15(e) requires that the Planning Commission make at least one of the following findings of fact for approval of the amendment. Staff provides the following evaluation for each of the findings and recommends that the Planning Commission make all four findings in support of the proposed amendment.

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

Staff comment: The Master Plan establishes policies governing properties in Washoe County, which are then regulated through the Development Code. This Development Code Amendment will provide additional standards and allowances for parcels in the Sutcliffe area. This update does not conflict with any of the policies or action programs of the Master Plan.

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

Staff comment: The proposed Development Code Amendment will add requirements for parcels in the Sutcliffe area and this change will not adversely impact public health, safety or welfare. The code amendment will allow the current uses to remain and will allow for future uses which are consistent with the current and historic uses of the subject properties. Adding the Sutcliffe Community Area Modifiers will provide guidance and promote future development in the area.

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

Staff comment: The proposed amendment will provide requirements for parcels in the Sutcliffe area. The amendment will better address the mixture of uses in the area by providing requirements for development standards and allowed uses.

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

Staff comment: The Conservation Element and the Population Element are not adversely affected by this proposed amendment. There are no goals or policies that address the proposed amendment to add the Sutcliffe Community Area Modifiers.

Master Plan Amendment Recommendation

It is recommended that 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 WMPA23-0003. It is further recommended that the Planning Commission forward the proposed amendments to the Washoe County Board of County Commissioners for their consideration and possible 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 as Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0003, 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 WMPA23-0003 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.

Regulatory Zone Amendment Recommendation

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 WRZA23-0003, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0003 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. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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 affect 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Development Code Recommendation

It is recommended that the Planning Commission initiate and subsequently recommend approval of WDCA23-0003, to amend the Washoe County Development Code within Article 222, *Truckee Canyon*, as described in this staff report. The following motions are provided for the Planning Commission's consideration:

Development Code Motions

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate and recommend approval of WDCA23-0003, an ordinance amending Washoe County Code Chapter 110 in Article 222 *Truckee Canyon*, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit C on behalf of the Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This

recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e):

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

Sunseting of Crosby Lodge Specific Plan Recommendation

It is recommended that the Planning Commission sunset the Crosby Lodge Specific Plan, to be effective upon final approval of Regulatory Zone Amendment Case Number WRZA23-0003. The following motion is provided for your consideration:

Sunseting of Crosby Lodge Specific Plan 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 sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07, &11) and which was approved under Regulatory Zone Amendment Case Number RZA10-002, to be effective upon final approval of Regulatory Zone Amendment Case Number WRZA23-0003.

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, TRUCKEE CANYON AREA PLAN, MASTER PLAN MAP (WMPA23-0003), TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FOR FIVE PARCELS (APNS: 079-230-01, 03, 04, 07 & 11) FROM RURAL (R) TO COMMERCIAL (C) AND TO ASSIGN A MASTER PLAN LAND USE DESIGNATION OF COMMERCIAL (C) FOR TWO PARCELS WITHOUT A MASTER PLAN DESIGNATION (APNS: 079-230-02 & 06); AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 24-02

Whereas, Master Plan Amendment Case Number WMPA23-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on January 2, 2024; 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 WMPA23-0003, 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.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.230.

ADOPTED on January 2, 2024

WASHOE COUNTY PLANNING COMMISSION

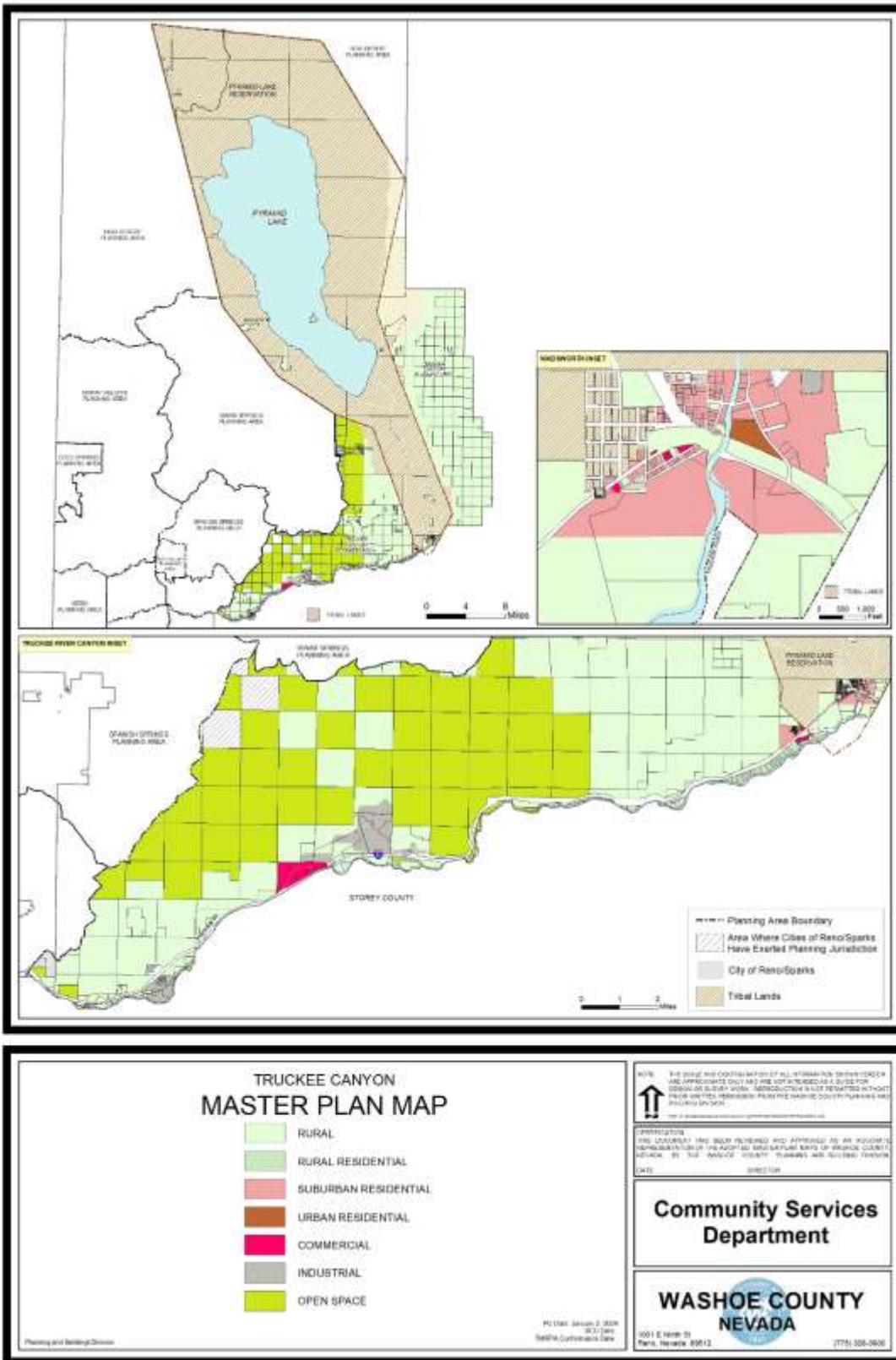
ATTEST:

Trevor Lloyd, Secretary

Rob Pierce, Chair

Attachment: Exhibit A – Truckee Canyon Master Plan Map

Exhibit A, WMPA23-0003





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA23-0003 AND THE AMENDED TRUCKEE CANYON REGULATORY ZONE MAP, TO CHANGE THE REGULATORY ZONE FOR THREE PARCELS (APNS: 079-230-04, 07, & 11) FROM SPECIFIC PLAN TO NEIGHBORHOOD COMMERCIAL (NC); TWO PARCELS (APNS: 079-230-01 & 03) FROM GENERAL RURAL (GR) TO NEIGHBORHOOD COMMERCIAL (NC) AND TWO PARCELS WITHOUT REGULATORY ZONING DESIGNATIONS (APNS: 079-230-02 & 06) TO NEIGHBORHOOD COMMERCIAL (NC)

Resolution Number 24-03

Whereas Regulatory Zone Amendment Case Number WRZA23-0003, came before the Washoe County Planning Commission for a duly noticed public hearing on January 2, 2024; and

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

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

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

Whereas the proposed Regulatory Zone Amendments shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA23-0003) 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 the following findings are met:

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 WRZA23-0003 and the amended Truckee Canyon Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on January 2, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

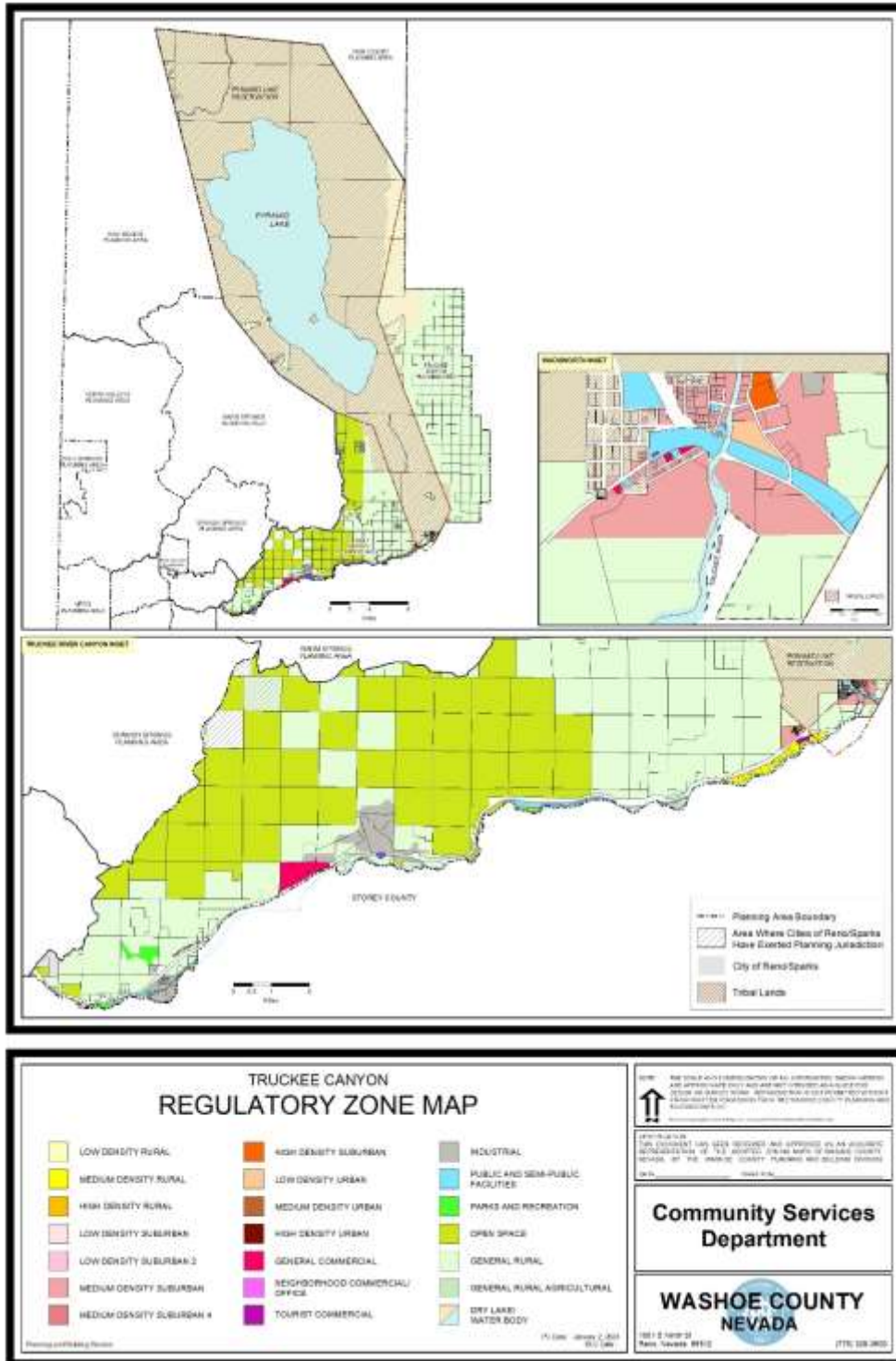
Trevor Lloyd, Secretary

Rob Pierce, Chair

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

Exhibit A, WRZA23-0003

Truckee Canyon Area Plan





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AND RECOMMENDING APPROVAL OF AN AMENDMENT TO WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 222 TRUCKEE CANYON AREA, TO ADD A NEW SECTION FOR THE SUTCLIFFE COMMUNITY AREA MODIFIERS WHICH: DESIGNATES PARCELS SUBJECT TO THE MODIFIER, SPECIFIES EXCEPTIONS TO THE DEVELOPMENT STANDARDS FOR THE NEIGHBORHOOD COMMERCIAL REGULATORY ZONE FOR THE SUTCLIFFE COMMUNITY AREA, PROVIDES FOR ADDITIONAL RESIDENTIAL USES WHICH SHALL BE ALLOWED BY RIGHT IN THE SUTCLIFFE COMMUNITY AREA, AND PROVIDES FOR ADDITIONAL COMMERCIAL USES WHICH SHALL BE ALLOWED WITH A SPECIAL USE PERMIT IN THE SUTCLIFFE COMMUNITY AREA; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 23-04

WHEREAS

- A. Washoe County Code Section 110.818.05 requires that amendments to Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of County Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission initiated amendments to Washoe County Code Chapter 110 (Development Code) within Article 222, Truckee Canyon Area, on January 2, 2024 as fully described in Exhibit C-1 to this resolution; and
- C. Development Code Amendment Case Number WDCA23-0003 came before the Washoe County Planning Commission for a duly noticed public hearing on January 2, 2024; and
- D. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Development Code Amendment; and
- E. Whereas, pursuant to Washoe County Code Section 110.818.15(e), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Development Code amendment Case Number WDCA23-0003:
 1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan;
 2. Promotes the Purpose of the Development Code. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, Adoption of Development Code;
 3. Response to Changed Conditions. The proposed Development Code amendment responds to changed conditions or further studies that have occurred since the

Development Code was adopted by the Board of County Commissioners, and the requested amendment allow for a more desirable utilization of land within the regulatory zones; and,

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

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission recommends approval of the ordinance attached hereto as Exhibit C-1.

A report describing this amendment, discussion at this public hearing, this recommendation, and the vote on the recommendation will be forwarded to the Washoe County Board of County Commissioners within 60 days of this resolution's adoption date.

ADOPTED on January 2, 2024.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Rob Peirce, Chair

DRAFT: January 2, 2024

WORKING COPY
INFORMATION ONLY

REGULAR TEXT: NO CHANGE IN LANGUAGE

~~STRIKEOUT TEXT: DELETE LANGUAGE~~

BOLD TEXT: NEW LANGUAGE

Notice: Per NRS 239B.030, this document does not contain personal information as defined in NRS 603A.040

Summary: AMENDS WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE) Article 222 Truckee Canyon Area, to add a new section for the Sutcliffe Community Area Modifiers.

BILL NO. _____

ORDINANCE NO. _____

Title:

AN ORDINANCE AMENDING WASHOE COUNTY CODE CHAPTER 110 (DEVELOPMENT CODE), ARTICLE 222 TRUCKEE CANYON AREA, TO ADD A NEW SECTION FOR THE SUTCLIFFE COMMUNITY AREA MODIFIERS WHICH: DESIGNATES PARCELS SUBJECT TO THE MODIFIER, SPECIFIES EXCEPTIONS TO THE DEVELOPMENT STANDARDS FOR THE NEIGHBORHOOD COMMERCIAL REGULATORY ZONE FOR THE SUTCLIFFE COMMUNITY AREA, PROVIDES FOR ADDITIONAL RESIDENTIAL USES WHICH SHALL BE ALLOWED BY RIGHT IN THE SUTCLIFFE COMMUNITY AREA, AND PROVIDES FOR ADDITIONAL COMMERCIAL USES WHICH SHALL BE ALLOWED WITH A SPECIAL USE PERMIT IN THE SUTCLIFFE COMMUNITY AREA; AND ALL MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

WHEREAS:

- A. This Commission desires to amend Article 222 of the Washoe County Development Code (Chapter 110 of the Washoe County Code) in order to add a new section for the Sutcliffe Community Area Modifiers; and
- B. The amendments and this Ordinance (WDCA23-0003) were drafted in concert with the District Attorney's Office; and

DRAFT: January 2, 2024

- C. The Washoe County Planning Commission held a duly noticed public hearing for WDCA23-0003 on January 2, 2024, and initiated the proposed amendments to Washoe County Code Chapter 110 (Development Code), Article 222, by Resolution Number 24-04; and
- D. Following a first reading and publication as required by NRS 244.100(1), and after a duly noticed public hearing, this Commission desires to adopt this Ordinance; and
- E. This Commission has determined that this ordinance is being adopted pursuant to requirements set forth in Chapter 278 of NRS, therefore it is not a "rule" as defined in NRS 237.060 requiring a business impact statement.

THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY DOES HEREBY ORDAIN:

SECTION 1. Article 222 of the Washoe County Development Code (Chapter 110 of the Washoe County Code) is hereby amended to add a new section as follows:

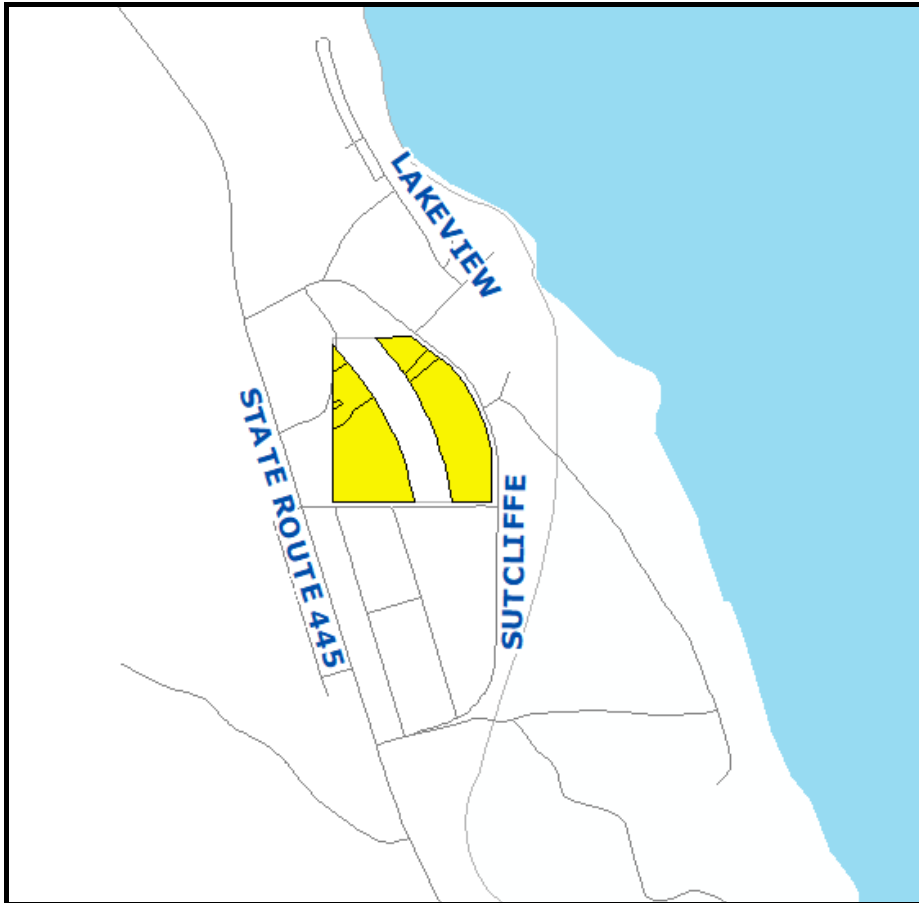
110.222.20 Sutcliffe Community Area Modifiers. The purpose of this section is to establish regulations to promote development within a specific area of the Sutcliffe community.

- (a) Applicability. The highlighted areas shown on the Sutcliffe Community Area Location Map (Map 110.222.20.1), delineate all parcels within the Sutcliffe Community Area.

Commented [JG1]: I'd recommend inserting all the current APNs as well.

Map 110.222.20.1

SUTCLIFFE COMMUNITY AREA LOCATION MAP



Source: Washoe County Department of Community Development.

- (b) Development Standards. The parcels within the Sutcliffe Community Area will meet all Neighborhood Commercial (NC) regulatory zoning development requirements except for the following:
 - (1) Building Placement Standards. The setbacks from the property line for structures shall be ten (10) feet for the front, rear and sides yards.

DRAFT: January 2, 2024

(2) Height Limitation. The maximum height for any structure shall be 45 feet.

(c) Allowed Uses. The uses described in Article 302 Allowed Uses for the Neighborhood Commercial (NC) Regulatory Zone will be allowed in the Sutcliffe Community Area with the following modifications:

(1) Residential Use Types. The following land uses shall be allowed by right:

- (i) Duplex;
- (ii) Single Family, Detached;
- (iii) Single Family, Attached;
- (iv) Attached Accessory Dwelling;
- (v) Detached Accessory Dwelling; and
- (vi) Group Homes

(2) Commercial Use Types. The following land uses shall be allowed with a special use permit:

- (i) Automotive Repair;
- (ii) Bed and Breakfast Inns;
- (iii) Commercial Campground Facilities/RV Park;
- (iv) Destination Resort;
- (v) Equipment Repair and Sales;
- (vi) Hotels & Motels;
- (vii) Manufactured Home Parks;
- (viii) Retail Store (Specialty); and
- (ix) Storage Operable Vehicle (boat/RV/vehicle storage)

SECTION 2. General Terms.

1. All actions, proceedings, matters, and things heretofore taken, had and done by the County and its officers not inconsistent with the provisions of this Ordinance are ratified and approved.
2. The Chair of the Board and officers of the County are authorized and directed to take all action necessary or appropriate to effectuate the provisions of this Ordinance. The District Attorney is authorized to make non-substantive edits and corrections to this Ordinance.
3. All ordinances, resolutions, bylaws and orders, or parts thereof, in conflict with the provisions of this Ordinance

DRAFT: January 2, 2024

are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revive any ordinance, resolution, bylaw or order, or part thereof, heretofore repealed.

4. Each term and provision of this Ordinance shall be valid and shall be enforced to the extent permitted by law. If any term or provision of this Ordinance or the application thereof shall be deemed by a court of competent jurisdiction to be in violation of law or public policy, then it shall be deemed modified, ipso facto, to bring it within the limits of validity or enforceability, but if it cannot be so modified, then the offending provision or term shall be excised from this Ordinance. In any event, the remainder of this Ordinance, or the application of such term or provision to circumstances other than those to which it is invalid or unenforceable, shall not be affected.

DRAFT: January 2, 2024

Passage and Effective Date

Proposed on _____ (month) _____ (day), 2024.

Proposed by Commissioner _____.

Passed on _____ (month) _____ (day), 2024.

Vote:

Ayes:

Nays:

Absent:

Chair
County Commission

ATTEST:

Jan Galassini, County Clerk

This ordinance shall be in force and effect from and after the
_____ day of the month of _____ of the year _____.

Date: October 25, 2023

To: Julee Olander, Planner

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

Re: Sutcliffe Community Area Modifier

Master Plan Amendment WMPA23-0003; Regulatory Zone Amendment WRZA23-0003;

Development Code Amendment WDCA23-0003

APN: 079-230-01, 079-230-02, 079-230-03, 079-230-04, 079-230-06, 079-230-07 & 079-230-11

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval with no additional comments or conditions of approval.

From: [Lemon, Brittany](#)
To: [Olander, Julee](#)
Cc: [Way, Dale](#)
Subject: WRZA23-0003 and WDCA23-0003 (Sutcliffe Community Area Modifier) Conditions of Approval
Date: Thursday, October 19, 2023 11:07:26 AM
Attachments: [image001.png](#)

Hi Julee,

“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 | 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”

November 1, 2023

Washoe County Community Services
Planning and Development Division

RE: Sutcliff MPA & RZA; 079-230-02
Master Plan Amendment & Regulatory Zone Amendment; WMPA23-0003 & WZA23-0003

Dear Washoe County Staff:

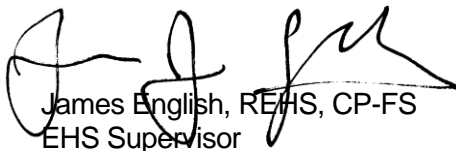
The following conditions are requirements of Northern Nevada Public Health (NNPH), Environmental Health Division, (EHS) which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: EHS has reviewed the application as submitted and has no issues with the specific regulatory zoning amendment but does have concerns regarding future development if the zoning amendment is approved.
- b) If the request within the application is approved, all future development and building must meet all applicable federal, state and local laws and regulations related to public and environmental health. No administrative, planning or construction permits may be issued without review and approval by EHS.
- c) All future plans and permits must be routed to EHS for review and approval.
- d) Future development will require garbage service.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all NNPH comments.

Sincerely,



James English, REHS, CP-FS
EHS Supervisor
Environmental Health Services
Northern Nevada Public Health



INITIAL REVIEW MEMORANDUM

TO: Julee Olander, Washoe County

FROM: Chohnny Sousa, TMRPA

DATE: October 25, 2023

SUBJECT: TMRPA initial review of the Washoe County case WMPA23-0003 (Sutcliffe Community Area Modifier)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA23-0003), 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:

Case Number WMPA23-0003, WRZA23-0003 and WDCA23-0003 (Sutcliffe Community Area Modifier) - For hearing, discussion, and possible action to:

- (1) Approve an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to designate the master plan land use designation for a ±2.23-acre parcel (APN: 079-230-02) and a ±0.606 parcel (APN: 079-230-06) to rural (R); and**
- (2) Adopt an amendment to the Washoe County Master Plan, to sunset the Crosby Lodge Specific Plan and to remove three parcels (APNs: 079-230-04, 07, &11) from the Specific Plan;**
- (3) Subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to designate the regulatory zone for a ±2.23-acre parcel (APN: 079-230-02) and a ±0.606-acre parcel (APN: 079-230-06) to general rural (GR); and
- (4) To initiate an amendment to Washoe County Code at Chapter 110 (Development Code), Article 222, Truckee Canyon, by adding the Sutcliffe Community Area Modifier to include the following: Applicability, Development Standards, and Allowed Uses.

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

**Upon reviewing the Development Review Memo, TMRPA staff reached out to Washoe County staff for clarity and to ensure we had the most up-to-date language regarding this case. Below is the revised language that TMRPA received and will review for the IRM:*

For hearing, discussion, and possible action to:

- (1) **Approve an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to change the master plan land use designation for five parcels (APNs: 079-230-01, 03, 04, 07 & 11) from rural (R) to commercial (c) and two parcels without master plan designation (APNs: 079-230-02 & 06) to commercial (c); and**
- (2) **Adopt an amendment to the Washoe County Master Plan, to sunset the Crosby Lodge Specific Plan that includes three parcels (APNs: 079-230-04, 07, &11);**
- (3) Subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to change the regulatory zone for two parcels (APNs: 079-230-01 & 03) from general rural (GR) to neighborhood commercial (NC); three parcels (APNs: 079-230-04, 07, &11) from specific plan (SP) to neighborhood commercial (NC); and two parcels without regulatory zoning designation (APNs: 079-230-02 & 06) to neighborhood commercial (NC); and
- (4) To initiate an amendment to Washoe County Code at Chapter 110 (Development Code), Article 222, Truckee Canyon, to add a new section Sutcliffe Community Area Modifier to include the following sections: Applicability, Development Standards, and Allowed Uses.

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

Potential conformance issues

TMRPA has not identified any potential conformance issues at this time, however it is imperative that Washoe County staff continue coordination with the Pyramid Lake Paiute Tribe, as well as reach out to other agencies to ensure understanding of the revised language that was not portrayed in the original Development Review Memo. The master plan land use designations are not changing to Rural, but rather Commercial on all seven parcels.

Regional Plan policies for consideration in the analysis performed by Washoe County

RF 3 – Density Requirements and Nonresidential Standards

RF 6 – Rural Area (RA) Requirements

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 13 – Significant Waterways

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Rural Area

Regional Utility Corridor: None identified on site

Development Constraint Areas (DCA): None identified on site; however, the site is located within a Critical Source Water Protection Area (SWPA), and Hardscrabble Creek traverses the area.

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

Please request comments from the Pyramid Lake Paiute Tribe.

Other information for review

None at this time

TMRPA Staff Notes

TMRPA staff reached out to Washoe County (WC) staff for clarification on parcel numbers and more information on the case. WC staff sent the Case Description which was different than what the Development Review Memo contained and was initially sent out for comments. After reviewing the Case Description and talking with WC staff, TMRPA understands that the intention for this land use change from Rural/undesignated parcels to Commercial is to meant as a clean-up and correction, and to better match what is currently happening within the area. TMRPA staff will update Regional Plan maps to reflect the WC jurisdiction rather than Tribal Land jurisdiction as part of a future Regional Plan amendment. Additionally, WC indicated that they will sunset the Crosby Lodge Specific Plan, however TMRPA could not locate the Plan within the Washoe County website to review the change.

APNs: 079-230-01, 02, 03, 04, 06, 07, and 11

Property Owners: Shawn Murphy, Pyramid Arrowhead RV LLC, Pyramid Lake Paiute Tribe, Dillon Brown, &JGFP Group LLC

The case will be heard by the WC Planning Commission on Dec. 5th, 2023.

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.

Date: October 19, 2023

To: Julee Olander, Planner

From: Timber Weiss, P.E., Licensed Engineer

Re: Case Number WMPA23-0003, WRZA23-0003 and WDCA23-0003 (Sutcliffe Community Area Modifier)
APN 079-230-01-04, 06, 07 &11

GENERAL PROJECT DISCUSSION

- (1) Approve an amendment to the Truckee Canyon Area Plan, a component of the Washoe County Master Plan, to designate the master plan land use designation for a ±2.23-acre parcel (APN: 079-230-02) and a ±0.606 parcel (APN: 079-230-06) to rural (R); and
- (2) Adopt an amendment to the Washoe County Master Plan, to sunset the Crosby Lodge Specific Plan and to remove three parcels (APNs: 079-230-04, 07, &11) from the Specific Plan;
- (3) Subject to final approval of the associated Master Plan Amendment by the Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities, recommend adoption of an amendment to the Truckee Canyon Regulatory Zone Map, to designate the regulatory zone for a ±2.23-acre parcel (APN: 079-230-02) and a ±0.606-acre parcel (APN: 079-230-06) to general rural (GR); and
- (4) To initiate an amendment to Washoe County Code at Chapter 110 (Development Code), Article 222, Truckee Canyon, by adding the Sutcliffe Community Area Modifier to include the following: Applicability, Development Standards, and Allowed Uses.

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

No water right comments for this action.

**CROSBY LODGE
SPECIFIC PLAN
DESIGN STANDARDS MANUAL**



PREPARED BY:



JUNE 15, 2011

Job # 129-01

Crosby Lodge Specific Plan

Design Standards Manual

Prepared For:

Crosby Lodge, Inc.
30605 Sutcliffe Drive
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June 15, 2011

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

CHAPTER 1 - INTRODUCTION

This Design Standards Manual (DSM) is developed on behalf of the Crosby Lodge, Inc. The Specific Plan and the DSM identify land uses and associated development standards for the Crosby Lodge located in Sutcliffe, Nevada. The Specific Plan not only addresses existing and historic uses of the Crosby Lodge property, but provides for a vision for the ongoing operations of the Crosby Lodge as well as future development potential.

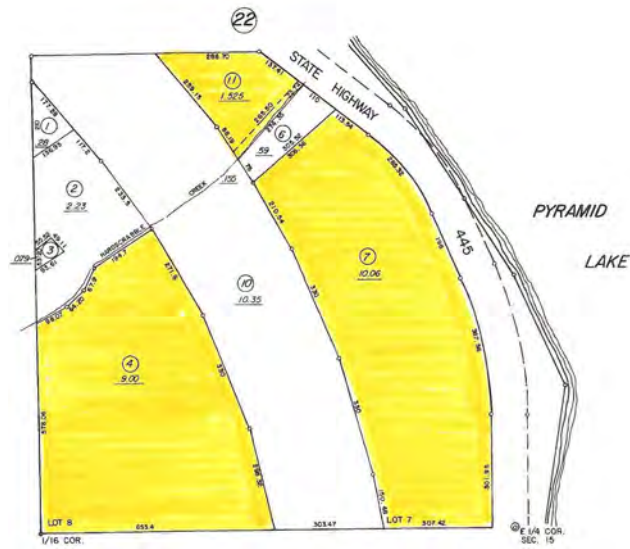
Location

The Crosby Lodge properties are located along Sutcliffe Road, in Sutcliffe, Nevada, near the western shore of Pyramid Lake. The Crosby Lodge itself is at 30605 Sutcliffe Road. Three separate parcels are included within this Specific Plan, totaling 20.59± acres (AP #'s 079-230-04, 07, and 11). The project location is depicted in Figure 1-1 (below), while Figure 1-2 (following page) identifies the individual parcels included within the Specific Plan.



Figure 1-1 – Vicinity Map

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Parcels included within the Specific Plan are highlighted in yellow.



Figure 1-2 – Specific Plan Parcels

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Project History

The Crosby Lodge properties have a long and colorful history. During the 1930's, the property was home to a "dude ranch." Specifically, the ranch was a haven for those seeking "quickie" Nevada divorces. Staying at the dude ranch was a method of establishing residency sufficient to finalize divorce proceedings. Given its majestic setting at the shores of Pyramid Lake, the ranch was thriving with activity. Figure 1-3 (below) depicts the Crosby Lodge property and Sutcliffe in the 1930's.



Figure 1-3 – Historic Sutcliffe

As other states modified divorce laws, demand for the dude ranch subsided. However, the ranch had always been popular with fisherman and recreationalists. In 1957, the Crosby family originated the Crosby Lodge. The lodge provided a general store, restaurant/bar, and small motel units. Over the years, the Crosby Lodge has evolved in to a full service store, gas station, restaurant, bar, motel, and recreational vehicle park. Additionally, the Lodge property provides boat and RV storage, boat repair, and a mobile home park.

It is widely perceived that the Crosby Lodge properties are part of the Pyramid Lake Paiute Tribe Reservation. However, the Crosby and Capurro families owned and ranched the land prior to the formation of the Reservation in 1859. As such, the parcels included within the Specific Plan represent one of the few "islands" of privately held property within Sutcliffe and the Pyramid Lake area. The property is subject to the provisions of the Washoe County Development Code and is not regulated by the Pyramid Lake Paiute Tribe or the Bureau of Indian Affairs in terms of land use or development requirements.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

As the Crosby Lodge has evolved over the years, so have the regulations set forth by the Washoe County Development Code. When the Lodge was first constructed in 1957, there were little to no regulations in terms of land uses for the property. This remained the case as additional project components were constructed, including the RV and mobile home parks, boat/RV storage yards, etc.

With the last update to the Washoe County Comprehensive Plan, and the Truckee Canyon Area Plan, the Crosby Lodge parcels were designated as General Rural. As such, the majority of uses located on the properties became non-conforming. Therefore, this Specific Plan not only outlines a vision for the future of Crosby Lodge, but implements measures to bring existing uses in to conformance with current code requirements. As noted, many of these uses have existed for well over 50 years.

Statement of Plan and Purpose

The Crosby Lodge operation has included a mix of uses since its inception decades ago. These uses have been in continuous operation and have been largely stable over the years. The Crosby Lodge building itself includes a restaurant, bar, gas station, and general store. The greater site includes a motel, trailer/RV campsites, a marine shop, and boat/RV/vehicle storage. In general, these uses are intended to remain in operation with this Specific Plan and, where appropriate, allowances for future expansions of these uses are identified. This plan also sets forth modifications to the existing uses in order to ensure code compliance.

Additional uses, currently not in operation at the Crosby Lodge site, are also identified in this plan and reflect potential future development directions for the property. These additional uses have been carefully considered and selected in order to ensure compatibility with existing uses and with the surrounding area.

Based on the historic use of the property, as well as the potential for future development, the following statement of purpose has been developed for the Crosby Lodge Specific Plan:

“The purpose of the Crosby Lodge Specific Plan is to bring historic operations and uses in to conformance with current Codes, while providing a vision and plan for future growth and development of Crosby Lodge properties and holdings.”

Specific Plan Goals

In order to implement the Crosby Lodge Specific Plan, goals have been established. The standards set forth in this handbook will serve to implement these goals.

- Goal 1: To ensure proper site development techniques which result in careful site design in order to ensure proper land use relationships.
- Goal 2: To continue to promote environmental stewardship of Pyramid Lake and the surrounding area by pursuing environmentally responsible building practices and maintaining sustainable recreational policies.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Goal 3: To promote Pyramid Lake as a resource to be preserved by fostering an appreciation of its scenic, wildlife, and recreational attributes.

Goal 4: To promote community sustainability by providing employment opportunities in Sutcliffe and the surrounding area.

Goal 5: To promote Pyramid Lake as a viable year-round tourist destination.

The following chapters of this document provide the standards and mechanisms necessary to regulate uses within the Specific Plan area and ultimately implement these goals. This includes identification of a land use plan, development standards and regulations, provisions for infrastructure, etc.

CHAPTER 2 – DEVELOPMENT STANDARDS

The purpose of this chapter is to define allowed uses along with specific development standards for new uses within the Crosby Lodge Specific Plan.

The Crosby Lodge Specific Plan emphasizes organized development through thoughtful and comprehensive design standards. The standards included in this handbook are meaningful and specific, providing assurances that future development of the site will follow predictable forms. Although the handbook provides for options, there is little flexibility in terms of allowed uses and development intensity.

The Development Standards are developed to promote compatibility with adjacent uses, properly relate to the surrounding environment, provide proportional sizes/arrangements of buildings, ensure adequate parking, create aesthetic appeal, and provide project amenities.

Definitions

There are a variety of words and phrases that are used commonly throughout this Design Standards Manual. The following is a brief list defining the terms that are carried on throughout this document:

1. **Administrator:** - “Administrator” shall mean the Washoe County Community Development Director or his/her lawfully designated representative.
2. **Architect:** - “Architect” shall mean design individual or firm contracted by the Master Developer to design the buildings to be constructed by the Developer, tenant, or user to design their building or tenant space, registered to practice architecture in the State of Nevada.
3. **County:** - “County” shall mean Washoe County, Nevada.
4. **Code:** - “Code” shall refer to the Washoe County Development Code and its adopted Articles.
5. **Conformance:** Any building/structure erected, placed, established, relocated, created or maintained in the Crosby Lodge Specific Plan shall conform to all standards, procedures, exemptions and all other requirements of the Washoe County Development Code, unless otherwise noted or permitted per the adopted standards contained herein.
6. **Design Standards:** - “Design Standards” shall refer to the contents of this manual and any subsequent revisions approved by Washoe County.
7. **Master Developer:** - “Master Developer” shall mean the owners or subsequent owners, of all or part of this project, collectively referred to as “Master Developer.”

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

8. **Plan:** - The provisions for development of a Specific Plan, including a plat of subdivision, all covenants relating to use, location and bulk of buildings and other structures, intensity of use or density of development, private streets, driveways and parking facilities, common open space and public facilities. The phrase “provisions of the plan” means the written and graphic materials referred to herein.

Standards Not Addressed

Any development standards not specifically addressed in this handbook, shall be subject to the requirements set forth in the Washoe County Development Code in effect at the time of building permit application submittals.

Land Use

A primary goal of the Specific Plan is to recognize existing uses that are occurring at the Crosby Lodge and allow for their continued operation. It is understood that the uses may require modifications, some minor and some significant, in order to provide compliance with County codes and policies. The land uses created within the Specific Plan allow for expansion of existing uses as well as the introduction of new uses which may be permitted in the future.

Careful consideration has been given to all allowed uses within the Plan. Land use categories have been designated within the parcel boundaries. These designations were determined based on a series of factors including existing uses, use of adjoining properties, site development suitability, views, potential for impacts, etc.

As with all land use considerations, a high degree of scrutiny has been applied to the uses permitted to ensure compatibility with both the built and natural environments. Higher intensity land uses are subject to specific buffering requirements, and in most cases subsequent discretionary review by Washoe County. Additionally, all permitted uses within the Crosby Lodge Specific Plan are consistent with the Rural Master Plan designation applied to the area by Washoe County.

Allowed Uses

The Crosby Lodge provides for a mix of land uses that will promote commerce and recreation as well as living opportunities within the Pyramid Lake area. Uses are either permitted outright (i.e. no subsequent review prior to building permit), require an Administrative Permit, or are subject to review and approval of a Special Use Permit by the Washoe County Board of Adjustment or Planning Commission.

Uses listed shall be defined by the Washoe County Development Code, unless further defined in this Specific Plan.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

The Crosby Lodge Specific Plan includes three separate parcels. As such, a land use plan and use table has been created for each of the three parcels. The land use plan is essentially a site plan for the parcel. An exception to this is the primary Lodge parcel which is located in the northern portion of the plan (AP # 079-230-11). This 1.5± acre site is fully developed and is the core of the existing commercial uses currently operating at the Lodge/resort. For this reason, aerial photography and record of survey exhibits are used to identify the existing structures. Uses operating within those structures are fully defined later in this section and are subject to the standards set forth by this handbook.

Table 1 (below) identifies and categorizes the three distinct parcels included within the Crosby Lodge Specific Plan. Each of the parcels and its associated uses are then defined in the following sections.

Table 1 – Land Use Districts

District Name	Parcel Number	Acreage
Lodge Parcel	079-230-11	1.53± acres
Campground/Resort Parcel	079-230-07	10.06± acres
Jigger Bob Parcel	079-230-04	9.0± acres
TOTAL	-----	20.59± acres

Lodge Parcel

The Lodge Parcel is the most intensely developed portion of the Specific Plan. The original Crosby's Lodge is located on this property and consists of multiple uses. This includes the Lodge building which houses a restaurant, bar/lounge, and store. Also located on the Lodge parcel are freestanding motel units, a gas station, storage facilities, and a marine shop. Lastly, the Crosby family home is also located on this particular parcel.

Figures 2-1 through 2-6 (following pages) depict the existing uses and conditions located on the Lodge Parcel. Additionally, Figure 2-7, page 2-10 depicts and annotated aerial site plan of the Lodge Parcel.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Primary Lodge Building (includes store, restaurant, and bar/lounge)



Gas Station (located on northern side of Lodge building)

Figure 2-1 – Lodge Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Motel Building (located south of Lodge building)



Motel Building

Figure 2-2 – Lodge Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Marine Shop (located behind Lodge building)

Figure 2-3 – Lodge Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Crosby Residence (located behind Lodge Building)



Enclosed Storage (located behind Lodge/Marine Shop)

Figure 2-4 – Lodge Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Lodge Interior – Restaurant/Bar

Figure 2-5 – Lodge Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Store Interior



Deli/Snack Bar Counter

Figure 2-6 – Lodge Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Figure 2-7 – Aerial Site Plan

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

As the pictures demonstrate, 100% of the Lodge Parcel is developed. The primary use of this property is a Destination Resort consisting of the restaurant, store, bar, and motel. Uses ancillary to the Destination Resort include the gas station, marine shop and enclosed storage. All of these uses are permitted in the General Rural zone with the approval of a Special Use Permit (SUP). Because the uses already exist, a new SUP is not a requirement of this Specific Plan. Review and adoption of this Specific Plan provides sufficient discretionary review of the existing uses. However, as outlined in the use table below, any expansion of the existing Destination Resort facilities on the Lodge Parcel would require the review and approval of a SUP.

Table 2 – Lodge Parcel Use Table

A = Allowed, P = Administrative Permit, S = Special Use Permit

Land Use	Requirements
Single Family Residential ¹	A
Destination Resort ²	S
Automotive Repair	A
Operable Vehicle Storage	A

¹ – No more than one single family dwelling shall be permitted on the Lodge Parcel.

² – Uses in existence at the time of adoption of this Specific Plan shall be permitted to operate without the approval of a subsequent SUP, subject to the supplemental provisions of this handbook. Any expansion to the existing Destination Resort facilities shall require the review and approval of a SUP, and comply with the standards contained herein.

Lodge Parcel Supplemental Use Definitions/Requirements

Destination Resort – Destination Resort shall be defined as identified in the Washoe County Development Code. Given the fact that facilities in Sutcliffe are very limited, ancillary uses to the destination resort facility include the gas station, marine shop, and storage. These uses cater to the visitors and recreational enthusiasts that travel to Pyramid Lake and are therefore logical uses to be included at the Lodge. Other acceptable ancillary uses include temporary event tents, boat, watercraft, and ATV rentals, and others as deemed appropriate by the Administrator.

Automotive Repair – Automotive repair is intended to include boat and recreational vehicle repair associated with Lodge activities and Pyramid Lake. All work shall be conducted wholly within a building and screened from view by a minimum six (6) foot masonry wall. Automotive repair shall be limited to the existing Marine Shop (in place at the time of adoption of this Specific Plan) and may not be expanded.

Operable Vehicle Storage – Operable vehicle storage may include boats/watercraft and shall occur within the storage building located along the western property line of the Lodge Parcel (as exists at the time of this Specific Plan adoption). No expansion of the operable vehicle storage shall be permitted.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Any and all gaming facilities/devices in use within the Crosby Lodge shall be subject to existing licenses and regulations dictated by the Nevada Gaming Commission.

Campground/Resort Parcel

At 10.06± acres, the Campground/Resort Parcel is the largest piece of property within the Crosby Lodge Specific Plan. Like the Lodge Parcel, there are a variety of uses occurring on the Campground/Resort parcel which have operated for numerous years. This includes a storage yard, campground, rental mobile home units, and the Sutcliffe Inn (a former restaurant and bar). Additionally, there is an existing mobile home park at the south end of the parcel.

The mobile home park located on the Campground/Resort Parcel was permitted through Washoe County and has been deemed a legal use by Community Development staff. Therefore, to a large extent, the Specific Plan does not address the mobile home park use. Instead, the use is listed as permitted in the Specific Plan but cannot be expanded over what exists at the time of adoption of this Plan.

The Campground/Resort Parcel contains uses that have been identified by Washoe County Code Enforcement officials as illegal. Specifically, the use in question is the short-term rental of mobile homes as motel units, and long-term parking of recreational vehicles within the campground, and the erection of permanent structures within the campground area. In an effort to bring these uses in to conformance with Washoe County codes and regulations, several meetings have occurred between the applicant and their representatives and Washoe County staff. The Specific Plan approach to the project is a direct result of those meetings.

It is recognized that changes must occur within the Campground/Resort Parcel in order for the uses to continue operation. In some cases, it may be necessary to remove certain uses from the site altogether. The standards and phasing plans outlined later in this Handbook will accomplish exactly that and set definitive timelines for completion. Additionally, the uses specified and defined in this section provide clarity on what exactly is and is not permitted.

Figures 2-8 through 2-10 depict the existing conditions and uses within the Campground/Resort parcel. Figure 2-11 (page 2-16) provides an overall site plan of the property.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Campground (Sutcliffe Drive frontage)



Campground

Figure 2-8 – Campground/Resort Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Modular Motel Units



Modular Motel Units

Figure 2-9 – Campground/Resort Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL



Sutcliffe Inn



Storage Yard

Figure 2-10 – Campground/Resort Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

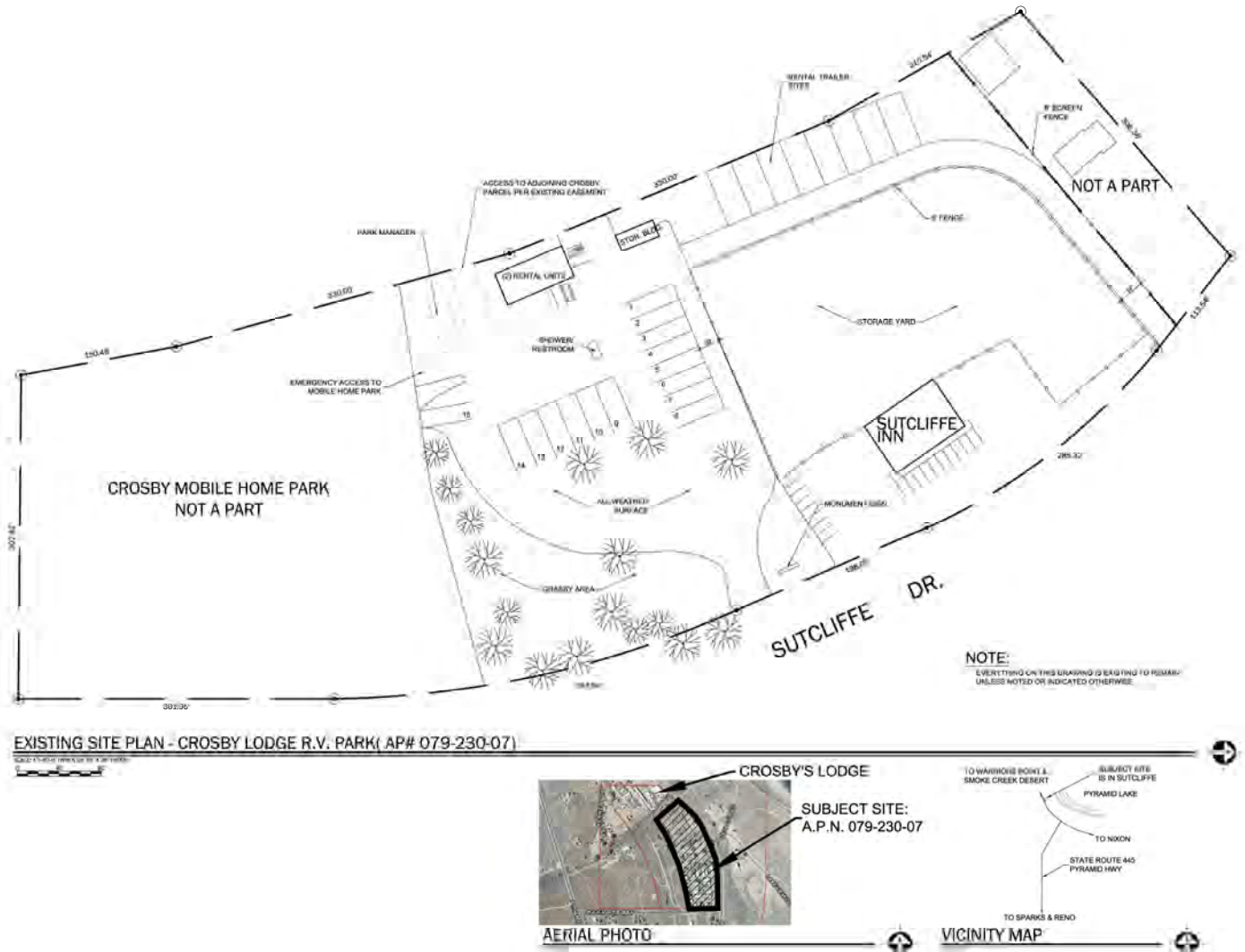


Figure 2-11 – Campground/Resort Parcel Site Plan

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Table 3 (below) provides a listing of allowed uses within the Campground/Resort Parcel.

Table 3 – Campground/Resort Use Table

A = Allowed, P = Administrative Permit, S = Special Use Permit

Land Use	Requirements
Single Family Residential ¹	A
Mobile Home Park ²	A
Destination Resort	S
Commercial Campground	P
Recreational Vehicle Park	P
Operable Vehicle Storage	S
Inoperable Vehicle Storage	S

¹ – A single Manager’s Quarters or one single family residence shall be permitted within the Campground/Resort Parcel.

² – Mobile home parks shall be limited to that existing at the time of adoption of this Specific Plan. No RV’s shall be permitted within the Mobile Home Park

Campground/Resort Parcel Supplemental Use Definitions/Requirements

Mobile Home Park – The mobile home park use shall only include that existing at the time of adoption of this Specific Plan. No expansion to the mobile home park or increase in site density shall be permitted. Mobile homes utilized for short term occupancy (motel units) shall be classified under Destination Resort and subject to the provisions spelled out in this document.

Destination Resort – Destination Resort shall be defined as identified in the Washoe County Development Code. For the Campground/Resort Parcel, Destination Resort shall allow for the use of modular units and mobile homes for short-term occupancy rentals.

Commercial Campground – Commercial campgrounds shall be defined by the Washoe County Development Code. Given the rural setting of the area and the historic use of the property, the following variations shall be permitted by the Crosby Lodge Specific Plan:

1. Roadways within the campground do not need to be paved. Instead, the use of an all-weather surface, acceptable to the Washoe County District Health Department (for dust prevention purposes) shall be permitted.
2. The use of an engineered septic system may be used, as approved by the Washoe County District Health Department, Engineering Division, and Vector Control.
3. Long-term space rentals shall be permitted. However, permanent occupancy of sites past timeframes outlined in the Washoe County Development Code shall be prohibited. No permanent density may be added within the commercial campground. After 60 consecutive days, a minimum break of 48 hours in occupancy shall be required.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

4. All RV's within the RV Park shall be required to maintain current registrations through the Department of Motor Vehicles in the state or province in which they are registered.
5. Permanent structures, other than that ancillary to the campground facilities (i.e. supply storage buildings, showers, restrooms, clubhouse, etc.) shall be prohibited. Ancillary structures include storage buildings less than 200 square feet, shade structures (i.e. lattice patio covers, etc. decks, and patios. No structure may be permanently affixed to a recreational vehicle.
6. Existing campground facilities (subject to the standards and phasing outlined in this Handbook) shall be permitted with the approval of this Specific Plan. Any future expansion of the campground facility shall require the approval of an Administrative Permit.
7. The campground shall be maintained in substantial conformance with the site plan included in Figure 2-11 and the map pocket of this Handbook.

Recreational Vehicle Park – RV Parks shall utilize the definition included in the Washoe County Development Code. Additionally, RV Parks shall be permitted to utilize an engineered septic system, subject to review and approval by the Washoe County District Health Department. RV spaces may exclude sanitary sewer connections if bathing and toilet facilities are provided onsite and an RV dump station is included in the RV park plan.

Operable and Inoperable Vehicle Storage – The storage yard in place at the time of adoption of this Plan shall be considered an allowed use, subject to the screening and supplemental standards/phasing plan included in this Handbook.

Jigger Bob Parcel

The Jigger Bob Parcel gets its name from Jigger Bob Drive which forms its southern boundary. The parcel consists of 9.0± acres and is separated from the Campground/Resort Parcel to the east by an abandoned railroad right-of-way. There is an existing access easement connecting the Jigger Bob Parcel to the Campground/Resort Parcel, across the former railroad property. Additionally, access can be gained from Jigger Bob Drive.

Currently, the Jigger Bob Parcel is vacant with the exception of a private stable utilized by the Crosby family. While there are no immediate plans to develop the Jigger Bob Parcel, it is envisioned that it could be developed in conjunction with additional resort amenities. Given the vast recreational opportunities afforded at Pyramid Lake, there is very little in the way of accommodations. Development of new accommodations at the site could spur economic development for the region as a whole. Of course, given the fact that residential uses do exist on adjacent parcels, intensity and buffering for the Jigger Bob Parcel must be considered. This Specific Plan provides a concept of how the Jigger Bob Parcel could develop in the future. This plan is conceptual only. Any new development associated with a Destination Resort would require the review and approval of a Special Use Permit.

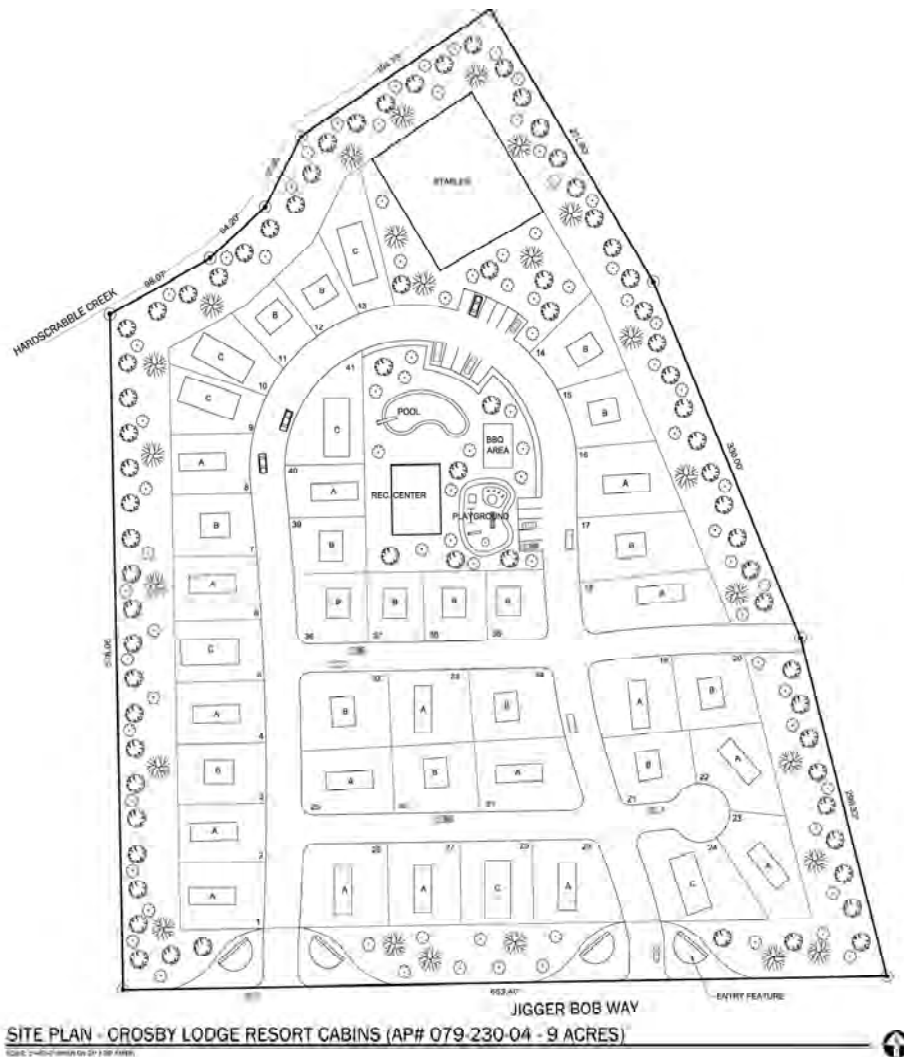
CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Figure 2-12 (below) depicts the existing conditions of the site, while Figure 2-13 (following page) depicts a conceptual plan for the site.



Figure 2-12 – Jigger Bob Parcel Photos

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

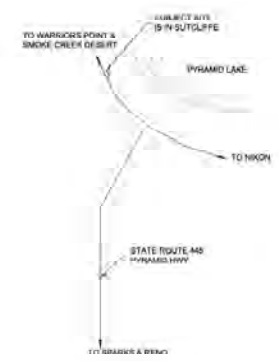


- A CABIN 10'1" X 40' X 60 SQ FT
TYPICAL OF 17
- B CABIN 10'1" X 20' X 20' SQ FT
TYPICAL OF 17
- C CABIN 10'1" X 20' X 20' 1150 SQ FT
TYPICAL OF 7 UNITS



AERIAL PHOTO

SUBJECT SITE:
A.P.N. 079-230-04



VICINITY MAP

SITE PLAN - CROSBY LODGE RESORT CABINS (AP# 079-230-04 - 9 ACRES)

Figure 2-13 – Jigger Bob Parcel Conceptual Plan

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Table 4 (below) provides a listing of allowed uses on the Jigger Bob Parcel.

Table 4 – Jigger Bob Parcel Use Table

A = Allowed, P = Administrative Permit, S = Special Use Permit

Land Use	Requirements
Single Family Residential ¹	A
Destination Resort	S
Private Stables	A
Commercial Stables	P
Commercial Campground	S
Recreational Vehicle Park	S

¹ – No more than one single family dwelling shall be permitted on the Jigger Bob Parcel.

Jigger Bob Parcel Supplemental Use Definitions/Requirements

Commercial Campground – Commercial campgrounds shall be defined by the Washoe County Development Code. Given the rural setting of the area, the following variations shall be permitted by the Crosby Lodge Specific Plan:

1. Roadways within the campground do not need to be paved. Instead, the use of an all-weather surface, acceptable to the Washoe County District Health Department (for dust prevention purposes) shall be permitted.
2. The use of an engineered septic system may be used, as approved by the Washoe County District Health Department.
3. Permanent structures, other than that ancillary to the campground facilities (i.e. supply storage buildings, showers, restrooms, clubhouse, etc.) shall be prohibited.

Recreational Vehicle Park – RV Parks shall utilize the definition included in the Washoe County Development Code. Additionally, RV Parks shall be permitted to utilize an engineered septic system, subject to review and approval by the Washoe County District Health Department. RV spaces may exclude sanitary sewer connections if bathing and toilet facilities are provided onsite and an RV dump station is included in the RV park plan.

Destination Resort – Should a destination resort be constructed utilizing individual buildings and/or modular units (similar to that depicted in Figure 2-13), the maximum number of units/modulars shall be 50.

All perimeter landscaping shall be installed with the first phase of development for any new commercial use types constructed on the Jigger Bob parcel.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Uses Not Defined

It is recognized that the Rural Master Plan designation is limiting in terms of future subdivision. Therefore, it shall be recognized that within the Crosby Lodge Specific Plan that construction of cabins, homes, or modular units shall be permitted with the ability of the Master Developer to sell all or a fractional share of the structure. Establishment of permanent living facilities (those not used or rented on a short-term basis) which increase density over that permitted within the General Rural zoning designation shall be prohibited. This use is similar to that of a destination resort or timeshare use which is permitted in the GR designation. Occupancy of units by a single party shall be limited to no more than 60 days at a time. A minimum "break time" of 7 days shall occur before the same party is allowed to occupy the unit again should the 60-day limit require enforcement. It shall be the responsibility of the Master Developer to ensure compliance with this requirement.

Modular Units

Modular units (i.e. mobile homes) are permitted within the Plan. Also, modular units may be rented for recreational basis on a nightly or weekly basis by the Master Developer. There shall be no restriction as to the age of modular units utilized for rental units which were in use prior to the adoption of this Specific Plan. This includes the 9 existing modular units within the Campground/Resort parcel. Any new modular units added within the Plan area, consistent with these standards and requirements, shall not exceed 6 years in age at the time they are put in service. All units within the plan area units must be maintained in a neat and orderly manner and are subject to any and all inspections required under code or State law. Management shall be responsible for compliance with this requirement. Unsightly or dilapidated units shall be strictly prohibited.

Recreational vehicles used for motel units shall be prohibited. Furthermore, RV's shall not be used as replacements for modular units taken out of service unless the space is converted to an RV Space in accordance with the standards and provisions of this plan.

Non-Conforming Uses

Washoe County has identified several non-conforming uses at the Crosby Lodge properties. In fact, because the uses were established prior to formal zoning for the area, essentially all the uses at Crosby's Lodge are non-conforming. However, on August 31, 2010, the Washoe County Community Development Department issued a letter stating that "the mobile home park (maximum of 25 spaces) and the Crosby Lodge have been determined to be legal, non-conforming uses. All other uses have been determined by this Department to have been established without necessary approvals."

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Based on the letter issued by the Community Development Department and subsequent meetings with County staff, this Specific Plan approach was developed. During those meetings, it was agreed by all parties that the Crosby Lodge uses all fall under the umbrella of a Destination Resort. In fact, Crosby's Lodge really is the only full-service resort in existence at Pyramid Lake. The facility caters heavily to fisherman and tourists that visit the area and offers a wide range of lodging and services to meet their needs. As such, the Specific Plan designation and Destination Resort use types lend themselves well to Crosby's Lodge.

During meetings with County staff, there are a few uses in particular that need to be addressed. Specifically, these include the rental modular units and the RV park. No permitting records for these uses can be found and the current operations do not fit within the current Code framework in terms of definitions, required improvements, etc. However, it must also be recognized that these uses have been occurring historically without negative impacts. Therefore, the goal of this plan is to find a reasonable compromise which brings the RV park and rental units into compliance with the spirit of the applicable ordinances, while addressing the unique characteristics of the area and built environment.

It is the intent of this plan to ensure that all uses, with necessary modifications and improvements, can continue to operate as they have historically for well over 30 to 50 years.

A phasing plan and tables are included at the end of this chapter. The phasing tables clearly provide a schedule for needed improvements that must occur throughout the Campground/Resort Parcel in order to bring the uses into substantial compliance with Code requirements.

Setbacks

The standards included here are intended to complement adjacent properties, as well as promote a uniform design within the Crosby Lodge properties. The standards outlined below will provide flexibility in locating buildings and ensure a varied appearance.

Once again, all permanent structures in existence prior to and at the time of adoption of this Plan shall be exempt from these standards. Expansion of existing uses shall require compliance with the adopted standards included in this manual.

Table 5 (following page) provides a summary of the required perimeter building setbacks within the Crosby Lodge site.

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Table 5 – Building Setbacks

Location	Requirement
Lodge Parcel	
Adjacent to Sutcliffe Road	20 feet
Side Yards	10 Feet
Rear Yards	15 feet
Campground/Resort Parcel	
Adjacent to Sutcliffe Road	30 feet ¹
Side Yards	5 feet
Rear Yards	25 feet ²
Jigger Bob Parcel	
Front Yard (adjacent to Jigger Bob Drive)	30 feet
Side Yard	50 feet
Rear Yard	50 feet

1 – Any expansion to the Sutcliffe Inn (consistent with the standards and requirements set forth herein) shall be required to maintain a minimum 20-foot setback from the edge of the Sutcliffe Road right-of-way.

2 – Documented structures existing prior to the adoption of this Specific Plan, including modular units and RV spaces, shall be exempt from the 25-foot setback requirement.

Additional Setback Requirements:

Building setbacks from internal property lines/uses may be zero. This will apply when parcels are created or uses established which are located internally to the overall parcel. Therefore, a zero setback is allowed for such buildings and uses. The setback standards are intended to create a perimeter setback only.

Refer to Landscaping section of this handbook for required landscape/streetscape improvements within setback areas.

Building Height

1. Maximum building height within the Crosby Lodge properties shall be 35 feet. Additionally, any building exceeding 30 feet in height must be located a minimum of 40 feet from any existing residence (external to the Specific Plan boundaries).
2. Building height shall be measured per the definitions contained in the Washoe County Development Code.

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Parking

1. Parking within the Crosby Lodge property shall be provided per the requirements outlined in Article 410 of the Washoe County Development Code.
2. Parking at the Lodge Parcel shall be grandfathered. Therefore, parking provided at the time of adoption of this Specific Plan shall be permitted. This includes the 10 spaces located along the front of the building, as well as the 5 motel unit spaces. It has been demonstrated that sufficient parking exists. Any expansion to uses within the Lodge Parcel shall provide additional parking (if needed) consistent with the provisions of Article 410. Additionally, overflow parking on to adjacent lease parcels (if available) shall be permitted.
3. The Sutcliffe Lodge building shall be required to retain the existing 17 spaces as a minimum parking ratio for any commercial use which may occupy the structure.
4. Any use not specifically defined by the Washoe County Development Code, Article 410, shall be subject to interpretation by the Administrator or his/her designee.
4. Joint non-concurrent use of parking facilities within Crosby Lodge shall be permitted with approval by the Administrator or his/her designee.
6. As future building permits and/or entitlements are brought forward (i.e. Administrative Permits and Special Use Permits), the applicant shall be required to provide the Washoe County Department of Community Development with documentation that all required parking is provided, in order to ensure compliance with the Standards.

Building Site Coverage

The Crosby Lodge does not restrict overall building coverage. However, all other standards such as setbacks, parking, landscaping, etc. must be met.

Refuse Collection Areas

1. All outdoor refuse containers shall be visually screened with a solid enclosure. A 6-foot minimum height shall be required to fully screen trash dumpsters. Masonry, solid wood, or slatted chain link are acceptable materials for trash enclosures.
2. Trash enclosures shall be painted to match the primary colors of the building in which they serve.
3. Trash enclosure openings shall include gates that provide for a minimum 80% screening of dumpster areas. Trash compactor units shall not be subject to this standard.

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Access and Circulation Standards

Access and circulation standards developed for the Crosby Lodge are intended to promote safe and efficient vehicular and pedestrian access to/from and within the project.

1. Emergency vehicle access to all portions of the site shall be provided and any existing emergency vehicle access points on adjoining sites will be maintained.
2. General access and circulation routes shall be safe and obvious. This includes major building entrances and walking destinations.

Fences and Walls

1. Maximum fence height for any perimeter fencing (excluding item 2 below) shall be six (6) feet. Perimeter fencing may consist of wood, vinyl, split-rail, chain link or masonry. No chain link fencing shall be permitted along Sutcliffe Road. An exception to this is the existing bamboo screen fence which is located on the north side of the Campground/Resort parcel. This fence shall be permitted as it is in existence at the time of adoption of this Specific Plan and was completed by the adjoining property owner. In this case, it is appropriate as it screens the storage yard from an existing home. Figure 2-14 (below) depicts this permitted condition.
2. Storage yards may be screened with fencing up to eight (8) feet in height. Where chain link fencing is installed for screening, it must incorporate the use of slatting. Acceptable slats include earth tone vinyl, wood, privacy link™, or preva-max™.



Figure 2-14 – Existing Permitted Screen Fence

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3. Fences and walls adjacent to buildings shall be architecturally integrated. This can be accomplished through color/finish, materials, etc.

Architecture

The architectural theme established for the Crosby Lodge serves to maintain the rustic fishing lodge character already exhibited by the existing operation. The architectural standards outlined below, apply to all uses and buildings within the Specific Plan area. All buildings in existence prior to or at the time of adoption of this Plan are exempt from these standards.

The existing architectural styles located at Crosby Lodge are included previously in Figures 2-1, 2-2, 2-3, 2-4, 2-14, and 2-15.

Expansions and additions to existing buildings shall attempt to conform to these standards to the extent possible while providing for logical “blending” with the existing structure. Compliance with this requirement shall be determined by the Administrator.

Generally, the requirements of the Washoe County Development Code are carried forward for the Crosby Lodge Specific Plan. However, given the rural character of the area, the provisions below do provide for some minor/minimal deviations. Should an instance occur where an architectural standard is not addressed by this manual, the provisions of the Washoe County Development Code shall prevail.

Architectural standards provide for flexibility in design and construction. However, conflicting architectural styles (i.e. modern vs. traditional) within a common development shall be prohibited. Instead, common projects (i.e. lodge, destination resort, commercial center, modular home park, etc.) shall include a common architectural theme in order to avoid a piece-meal appearance.

A common earth-tone color scheme shall be adopted with this Specific Plan. Generally, earth tones shall include whites, beiges, tans, light greens (i.e. sage green), and deep reds (such as that of the existing motel units and Crosby home). Brighter colors may be used for accents and trims. For those buildings within the plan area which do not meet this standard, or as buildings are repainted, the use of the earth tone color palette shall be implemented. A phasing plan for implementation of the earth tone color palette is included later within this handbook.

General Architectural Guidelines

1. Primary building entries shall be readily identifiable and accessible. Major building entries shall be highlighted by features such as overhangs, awnings, trellises, or special plantings/planters.
2. Buildings located within screened storage yards and personal storage units interior to a project are not subject to the architectural standards outlined in this manual or the Washoe County Development Code.

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3. Stylized façade treatments which complement the intended architectural character shall be permitted.
4. Exterior building colors shall incorporate the use of earth tones, consistent with traditional architectural stylings and the surrounding area. Vibrant colors may be used as accents to extenuate architectural features, project entries, etc. Additionally, vibrant colors may be used in conjunction with business logos but shall not be the prominent color of the façade.
5. Exterior elements and materials (to include masonry, stucco, rock, and wood) shall be limited in number and be compatible with one another, while being in scale with the building. Care shall be taken to ensure that materials shall not detract from the building's overall appearance or become visually complicated.
6. Modular units may be used for destination resort facilities on a short-term rental basis. Existing modulars in place at the time of adoption of this Specific Plan shall be permitted to remain. No modular unit exceeding 6 years in age shall be added within the Specific Plan area. Modular buildings which are deemed to be unsafe shall be removed from the property and either repaired or taken out of service. Figure 2-15, following page, depicts examples of modular units that would be acceptable for expansion of Destination Resort units, such as those that could be used within the Jigger Bob Parcel. These are provided as examples only.

Building Massing and Form

1. All buildings should be designed to a pedestrian scale. In order to accomplish this, buildings must provide articulation in order to add visual interest, windows (real or false), etc. in order to break-up large building masses.
2. To the extent possible, building exterior walls shall incorporate:
 - a. Offsetting building planes through wall step backs.
 - b. Treatment with varied materials in order to provide visual interest.
 - c. Clustering small-scale elements such as planter walls, pilasters, columns, etc. around the major form.
3. Rear and side elevations on smaller, stand-alone structures shall include articulation and consistent wall treatments with that of the primary façade, when visible from any public right-of-way(s).
4. Rear or side facades on larger buildings or multi-tenant buildings should incorporate the same design elements as the front façade, when visible from public rights-of way or major public facilities. Therefore, blank walls shall only be permitted when hidden from view. Measures to address side and rear articulation include the use of varied colors, architectural articulation such as pillars or posts, awnings, trellises, etc.
5. Structures in existence at the time of adoption of this Specific Plan are exempt from these standards.

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Figure 2-15 – Typical Modular Units

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Mechanical Equipment

1. Exterior mechanical equipment shall be kept to a minimum and designed in an orderly, compact manner. Equipment shall be painted a color to blend with the architecture of the building or to blend with the natural background, whichever is appropriate.
2. Photo voltaic panels and windmills may be installed in the location that provides the greatest functionality.
3. Whenever possible, exterior mounted electrical equipment shall be mounted in a location where it is least visible from the property frontage. Exterior electrical equipment shall not be mounted on the public street side of any building unless located behind a screening wall or other structure, or hidden through non-deciduous plantings.

Materials

1. On smaller, free-standing buildings (7,000 square feet or less), materials such as wood siding, stucco, shingles, rock veneer, block, and rustic metals shall predominate the primary façade.
2. Larger buildings utilizing concrete tilt-up technologies shall be permitted. These buildings shall provide visual interest through the use of varied colors, articulation techniques such as bump-outs or faux pillars, trellises, etc. Additionally, building entrances shall incorporate the use of overhangs, awnings, trellises, or similar in order to clearly identify primary access points. The use of natural stone or wood for accents such as around entrances, wainscoting, etc. is highly encouraged.
3. Materials shall blend with those existing on adjacent buildings within the Crosby Lodge in order to provide for overall consistency.
4. Drainage pipes may be located on primary facades if incorporated in to the overall architectural design of the structure.
5. Long, unbroken expanses of concrete or glass shall be prohibited.

Event Area

The Pyramid Lake area is home to a variety of special events and annual traditions. These include, but are not limited to, fishing derbies, holiday gatherings (i.e. Memorial Day, Independence Day, etc.), etc. Crosby's Lodge also hosts similar events including fishing derbies, barbeques, etc. In these cases, temporary tents may be erected in order to provide patrons/visitors with shaded/protected areas to sit and congregate. This generally occurs on the north side of the Lodge building. An example of such a temporary structure is included in Figure 2-16 on the following page.

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The following standards shall apply to temporary tent structures:

1. Temporary tent structures shall not remain erected for periods in excess of 21 days with a minimum 7 day lapse time before re-erection.
2. There shall be no limit to the number of special events each year or thus the number of times a temporary tent structure can be erected.
3. Temporary tent structures shall be secured as to ensure the public's health, safety, and welfare.
4. Temporary tent structures shall not impede pedestrian or emergency access to buildings, or overall vehicle circulation within the site.
5. If temporary tent structures cover required parking areas, temporary off-site parking shall be provided in accordance with Code requirements.
6. Temporary structures such as tents shall maintain a minimum setback of 10 feet from gas pumps located on the north side of the Lodge building. If deemed necessary by the Reno Fire Department, a separation between permanent structures and a tent(s) shall be provided.
7. Any and all applicable event permits shall be obtained prior to the erection of the tent.



Figure 2-16 – Temporary Structures

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Signs

1. All signs located within the Crosby Lodge shall conform to Article 504 of the Washoe County Development Code in terms of size and quantity, unless otherwise noted in this section.
2. Existing signage at the Crosby Lodge and Sutcliffe Inn shall be grandfathered and considered permitted. This includes refinishing and maintenance of these signs. Modification of signage beyond what exists at the time of adoption of this manual shall be subject to the provisions of Article 504. Signage at the existing Lodge cannot be expanded if it does not meet the requirements of Article 504. In addition to the wall signage included on the primary Lodge and Sutcliffe Inn buildings, the freestanding signs depicted in Figure 2-17 (following page) shall be permitted to remain. Modification or refurbishing of these signs may not increase the total sign area.
3. Should existing signs be removed and altered, other than for general maintenance and upkeep, the standards of Article 504 shall take effect.
4. The Campground/Resort parcel may retain the existing monument sign (also depicted in Figure 2-17) or replace it with one that is of the same size or smaller in size. The storage yard shall be permitted one sign not to exceed 8 square feet (refer to Figure 2-17, following page).

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Figure 2-17 - Signage

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Lighting

Lighting will be designed to enhance safety and function within the Crosby Lodge.

1. Light standards and fixtures shall be selected to be integral with the overall site concept.
2. Lighting shall be used to encourage and discourage movements within the site, as appropriate. Greater illumination shall occur within areas more intensely developed such as activity centers, or in areas where people tend to gather.
3. Lighting design will conform to Washoe County Development Code requirements.
4. On-site lighting shall be designed to contain light within the property lines through careful selection, location, and mounting of the fixtures.
5. Lighting design will be in conformance with energy conserving objectives by using metal halide, fluorescent and LED sources.
6. Accent lighting may be used to highlight architectural elements, signage, landscaping, and water features with restrictions described below.

Security Lighting

1. Light standards shall not exceed 12 feet in height unless located along a public right-of-way. Lights along rights-of-ways shall not exceed 15 feet in height. Light standards located within 40 feet of any residence shall be limited to no more than 12 feet in height.
2. In areas where buildings abut residential uses, the interior lighting of buildings shall be considerate of adjacent residences and controlled to ensure that impacts do not occur. Methods for controlling light include dimming of indoor fixtures, blinds, window tinting, awnings, or other acceptable methods as determined appropriate by the Administrator or his/her designee.
3. No new lighting fixtures may be affixed to trees.
4. New lighting, other than general residential type fixtures, shall require the submittal of a photometric plan for the review and approval by the Community Development Department.

Exterior Sign Lighting

1. Sign illumination shall be of diffused lighting that is stationary and of constant intensity.
2. All lighted signs are encouraged to utilize individual letter lighting rather than total illumination.

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3. No illuminated signs shall face towards existing single family residences.
4. Existing signs depicted in Figure 2-17 shall be exempt from this standard. Should these signs be modified or replaced, the standards contained in this Handbook shall apply.

Landscaping and Screening

The Truckee Canyon Area Plan recognizes that the environment of the area is one in which water is a precious commodity. Therefore, the landscaping standards adopted by this manual implement drought tolerant landscaping and xeriscape concepts in order to promote water conservation. It is also recognized that non-native plant species appear out of place when used in a large landscape. The standards include provisions for the use of native plants which blend with the area.

Table 6 (below) provides for the general cumulative landscape requirements required for new development within the Crosby Lodge Specific Plan. Existing developed parcels are not subject to these standards. Any expansion of existing uses on a developed parcel shall be required to meet these standards, to the extent possible, based on existing constraints, as reviewed and approved by the Administrator.

Table 6 – General Landscape Requirements

Parcel	Landscape Requirement
Lodge Parcel	5% of total site area ¹
Campground/Resort Parcel	25% of total site area
Jigger Bob Parcel	20% of total site area

¹ – Any expansion within the Lodge Parcel shall require that 15% of the expansion area be dedicated to landscaping.

The Crosby Lodge Specific Plan aims to achieve an overall landscape coverage of 20%. This will ultimately be achieved with expansion of the Campground/Resort and Jigger Bob parcels.

In circumstances where only a portion of the property is being developed (i.e. communication tower on an overall larger parcel). The landscape requirement area shall be defined based on the overall area disturbed by development, not the parcel as a whole.

The following standards shall also apply within the Crosby Lodge Specific Plan:

1. In cases where a non-residential use adjoins any residentially zoned property, trees (minimum 1.5" caliper for deciduous, six (6) foot tall evergreen) shall be planted at a rate of 1 tree per 20 lineal feet within the required setback area.

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2. Non-residential uses adjoining residential uses shall be required to install a minimum six (6) foot opaque fence between the commercial and residential use. This requirement may be waived with the written permission of the residential property owner, with a certified copy to be filed with the Administrator.
3. Landscaping which blocks required “visibility triangles” for pedestrians, bicyclists, or automobiles shall be prohibited.
4. All developed landscape areas shall incorporate an automatic irrigation system for commercial and civic uses. This includes landscape planter areas such as free-standing planters, etc.
5. To the extent feasible, existing mature trees shall be preserved within required landscape areas.
6. No new landscaping shall occur within identified wetland areas.
7. Climatic adaptive plants, as identified by the Washoe County Cooperative extension, shall be required for all plantings within newly developed landscape areas.
8. Standards not addressed shall be subject to the provisions of Article 412 of the Washoe County Development Code.

Streetscape

Streetscape standards are included to create a pedestrian friendly and aesthetically pleasing appearance along Sutcliffe Drive. The standards addressed below are meant to apply to new development along the Sutcliffe Drive and/or Jigger Bob Drive frontages. Furthermore, improvements shall be triggered with the issuance of a building permit on parcels fronting Sutcliffe Drive. These improvements shall be based on the cumulative cost of the project. Issuance of “serial permits” as an attempt to circumvent streetscape improvements shall be prohibited.

The following streetscape standards are adopted as part of this Agreement:

1. A minimum four (4) foot sidewalk shall be constructed adjacent to all new buildings within the front setback area. Sidewalks may include conventional concrete, or wooden boardwalks, reflective of a rural or “old-west” architectural theme. Additionally, recycled materials or stamped concrete, resembling wood may also be used.
2. A minimum five (5) foot landscape area shall be included along the street frontage between the curb/edge of pavement and sidewalk.

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3. Streetscape planter areas shall include low growing shrubs planted at a rate of one shrub (5 gallon minimum) per 20 feet of lineal area. Additionally, one deciduous tree (1.5" caliper minimum) shall be planted for every 25 feet of street frontage.
4. Turf is not permitted within streetscape planter areas.
5. Rock mulch, bark, or decomposed granite shall be used to fill-in areas between plantings. A weed barrier fabric shall be placed under such groundcover.

Natural Features

Generally speaking, there are no major natural features located on parcels within the Crosby Lodge Specific Plan. However, to ensure environmental stewardship, the following standards shall apply:

1. All new structures shall be setback a minimum of 20 feet from the centerline of Hardscrabble Creek.
2. No development shall occur within identified wetland areas.
3. Tufa formations exceeding 6 feet in height shall be protected and incorporated in to the development plan (i.e. landscape area).
4. No grading shall occur within wetland areas or within the flood plain of Hardscrabble Creek without the prior approval of Washoe County and/or the US Army Corps of Engineers.

Wildlife Corridors

The Pyramid Lake area is home to a variety of wildlife including deer, antelope, coyotes, etc. In order to ensure that existing wildlife corridors are retained, no fencing shall occur within 20 feet of the centerline of Hardscrabble Creek. Additionally, any areas found to contain endangered or threatened species habitat shall be subject to review and recommendations of a certified environmental/wildlife specialist prior to development.

Historical and Archaeological Resources

It is recognized by the Plan that the Crosby Lodge is located in an area rich with Native American heritage and archaeological resources. Therefore, should any archaeological resources of significance be unearthed during the development process, construction shall be suspended until all such resources can be categorized, inventoried, and removed. This shall be conducted by a person or firm so qualified, as determined by the Administrator.

CHAPTER 3 – INFRASTRUCTURE

In order to successfully implement the Crosby Lodge Specific Plan, it is important to consider the infrastructure needs of existing and future uses. Currently, infrastructure necessary to serve existing uses is in place and functioning adequately. However, it is important to ensure that the adequacy of infrastructure is retained for future development as well.

Utilities

The rural location of Crosby Lodge provides its own infrastructure challenges. Currently, there is no sewer or water service in the immediate vicinity of the properties. Instead, the properties are reliant on wells and individual septic systems. Additionally, no natural gas service is provided within Sutcliffe. Therefore, propane is a viable alternative being implemented at Crosby Lodge.

Water

The Crosby Lodge Water Conservation Plan, completed for submittal to the State of Nevada under NRS statute 540.141, on July 16, 2010, indicates the site has existing groundwater allocation of 8.23 acre feet per year. Water to the site is provided by an on-site well, installed and maintained by the owner(s). According to the Conservation Plan, “The last sanitary survey performed by the Washoe County Health District Environmental Health Services was completed on September 1, 2009, and shows no deficiencies with the system.”

Using current Washoe County water usage estimation figures, Crosby Lodge operations use 5.68 acre feet of water per year. Based on the existing water rights, this leaves a surplus of 2.55 acre feet per year. This surplus will be applied to any future development projects until the total capacity is consumed. It is also important to note that the 8.23 acre feet referenced in the Plan does not represent total water rights held by the Master Developer, nor does it limit the purchase of additional water rights in the future.

Development in excess of the current water allocation will require the securing of additional water rights. Such development will be evaluated at the time of any permit review and proof of additional water rights will be provided to reviewing agencies. All future development projects must clearly demonstrate to the Washoe County Engineering Division that sufficient water is available to serve the project.

Sewer

Wastewater generated at the site is treated through the use of a septic system. This system was developed in conjunction with the uses currently and formerly onsite and is therefore sized for the current property configuration.

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Due to the present non-operation of the existing bar/restaurant building fronting Sutcliffe Road (Sutcliffe Inn), the system has an excess capacity that will remain available for future development.

As with water usage, development that results in an overcapacity of wastewater will require the submittal of documentation showing how additional wastewater will be handled, in accordance with Washoe County health standards. Engineered septic systems, acceptable to the Washoe County Health Department and Engineering Division may be used for new development within the Plan.

Should sewer service become available within a reasonable distance (250± feet) of properties within the Plan, new development shall be required to connect to sanitary sewer facilities. The Washoe County District Health Department and/or the Washoe County Engineering Division shall have the authority to waive this requirement should capacity limitations exist or if the Master Developer is unable to connect to a non-Washoe County system (i.e. Tribal system) due to Tribal laws, policies, or circumstances beyond the Master Developer's control.

Electrical

The Crosby Lodge Specific Plan area is currently served by NV Energy. All new development will be served through existing electrical infrastructure. Any uses creating demands in excess of current facilities will be coordinated with NV Energy directly. Washoe County shall not be responsible for the cost of any upgrades to existing power line infrastructure necessary to serve uses within the Plan.

The use of alternative energy, including solar, wind, or geothermal power, is permitted within the Plan, consistent with the standards contained herein.

Natural Gas

No natural gas service is available within the Sutcliffe/Pyramid Lake area. Therefore, the use of propane as an alternative shall be permitted for all uses within the Plan boundaries.

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Infrastructure Financing

The Crosby Lodge Specific Plan recognizes the need to work with Washoe County to ensure that adequate provisions are contained within the Plan for the provision of infrastructure suitable to serve new development. This section outlines the financing issues and mechanisms relating to this infrastructure provision.

Concurrency

Infrastructure upgrades are intended to occur in conjunction with land development. The Master Developer must therefore be prepared to address Washoe County's requirements for infrastructure upgrades as part of the application and building process. Due to the inherently complicated timelines, and frequently unpredictable nature of land planning and construction, it should be recognized that flexibility in establishing completion dates for infrastructure upgrades is warranted and should be addressed on a case-by-case basis as property is developed.

Water and Sewer Capacity

Property in the Sutcliffe area is not served by water and sewer connections. These infrastructure items will therefore be addressed by the Master Developer, under applicable development and building code requirements. No additional infrastructure negotiations or upgrades shall apply.

One exception to this relates to sanitary sewer. There is potential for sewer service to be extended within the Sutcliffe area. Should this occur within 250-feet of the Plan boundaries, new development shall be required to connect to sanitary sewer, as outlined previously in the Utilities section of this handbook. As such, the Master Developer shall be responsible for the costs to provide necessary infrastructure for connection, as well as applicable connection and impact fees.

Road Capacity

The existing road network serving the Plan is likely to prove sufficient, given the limited use and low impact nature of the allowed development within the Plan.

New development having the potential to significantly increase daily traffic trips to the area needs to be addressed. For any new development or land use likely to generate 80 or more peak hour trips (per Institute of Transportation Engineers Trip Generation data), a traffic analysis summary showing estimated peak hour and total daily trips will be presented to Washoe County. Any road upgrades to be addressed due to this new development will be based on this traffic analysis.

All new development shall be required to pay applicable traffic impact fees as adopted by the Regional Transportation Commission.

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Police and Fire Protection

To account for police and fire impacts from new development, the Master Developer agrees to consult with police and fire service providers prior to obtaining a building permit or instituting a new land use, in order to assess the adequacy of existing services. If it is determined that sufficient services do not exist, the developer shall work directly with emergency service directors in order to develop an agreement related to necessary improvements and/or financing.

The following standards shall also apply related to infrastructure financing:

1. Project financing shall be the responsibility of the Master Developer. All necessary infrastructure to serve the site shall be constructed at the expense of the developer and dedicated to Washoe County as appropriate. A Special Assessment District (SAD) may be used to finance water and sewer extensions with the approval of Washoe County.
2. Any agreement made between a future tenant/user and Washoe County for alternative financing of infrastructure, etc. shall be permitted if agreeable to all parties.
3. Crosby Lodge shall be required to pay all applicable development impact fees as mandated by Washoe County, the Regional Transportation Commission, and Nevada Revised Statutes.

Road Service, Traffic Generation, and Parking

Due to the limited volume of traffic on State Route 445, serving the Sutcliffe area, it is not envisioned that operations at Crosby Lodge will have a significant impact on the operation of the highway or its overall level of service (LOS). Current operations including the Lodge, gas station, RV Park, motel, and mobile home park operate within allowable LOS's on both Sutcliffe Road as well as State Route 445. However, in order to ensure that all possible impacts from development are accounted for, the following standard shall be applied:

1. Any proposed new development at the site that generates 80 or more peak hour vehicle trips shall require the submittal of a traffic study, for review by permitting agencies. The study shall be prepared by a traffic engineer, licensed to practice in the State of Nevada.

Parking requirements for the project are defined by the Washoe County Development Code as discussed in the previous Chapter. However, in order to ensure further compliance and overall impact mitigation, the following standards shall apply:

2. Parking at Crosby Lodge is currently provided onsite for each use. Given the generally low density development allowed in the Plan, parking for existing operations and new development shall be provided onsite. Off-site parking for any use shall be subject to the review and approval of an Administrative Permit by Washoe County.

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3. New development shall be required to provide onsite parking at rates defined in the Washoe County Development Code. All uses and property included in this Plan shall be allowed shared parking allowances, as defined in the Washoe County Development Code. On-street parking shall be allowed.

Common Area Maintenance

All properties within the Plan boundaries are private. Therefore, public use of the property shall be controlled by the Master Developer. As such, all maintenance of common areas, including but not limited to recreational areas, easements, landscape areas, etc. shall be the responsibility of the Master Developer.

Fire Protection

Although the Plan's location within the developed portion of Sutcliffe reduces the threat of wildfire, the potential always exists. Additionally, it is important to consider basic fire safety measures in the design of future projects. As such, the following standards shall apply:

1. In areas where new development interfaces with wildland areas, defensible space shall be provided to the satisfaction of the Truckee Meadows Fire Protection District.
2. All new development shall be subject to the review and approval of the Fire Department in terms of access, hydrant placement, supplemental suppression measures, etc.
3. Wood shake roofs shall not be permitted on any new structures constructed within the Plan boundaries.
4. Propane tank locations shall be subject to review and approval of the Fire Department.
5. Uses requiring the use of locked gates (i.e. storage yards) shall provide a system for emergency access acceptable to the Fire Marshall.
6. Based on the rural character and location of the area, alternative mitigation measures to standard Fire Department requirements shall be allowed, only if reviewed and approved by the Fire Marshall.

Air Quality

The following standards shall apply as they relate to air quality:

1. All new development shall be required to obtain and abide by applicable dust control permits from the Washoe County District Health Department.

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2. Areas utilized by vehicles shall either be paved or treated with an all weather surface such as gravel or decomposed granite in order to limit the amount of dust generated by vehicles.
3. Any use which generates smoke or noxious odors shall be prohibited within the Crosby Lodge Specific Plan.

Grading/Erosion Control

The majority of the Crosby Lodge Specific Plan area has already been developed. As such, necessary erosion control measures are in place. However, new development shall be required to abide by the following standards:

1. Grading of sites shall be designed in a manner that limits visual scarring of the property and blends the building pad area with the adjacent natural grades of the site.
2. The use of rockery or engineered walls to stabilize cut areas is preferred over large cut slopes or the use of rip-rap. Rockery walls shall include the use of Permeon or other staining agents in order to blend rock walls with the natural environment.
3. Proper erosion control measures shall be implemented to the satisfaction of the Washoe County Engineering Division and District Health Department to ensure that all areas disturbed by grading are properly stabilized and that sediment runoff to Pyramid Lake is prevented.
4. The use of landscaping and revegetation is the preferred method of erosion control.
5. Additional runoff generated as a result of new grading shall be contained onsite to ensure off-site flows do not increase.
6. All grading and erosion control plans shall conform to the provisions of the Washoe County Development Code and are subject to the review and approval of the Engineering Division and the District Health Department.
7. Maximum slopes within the Specific Plan area shall not exceed 3:1. The use of rip-rap shall be prohibited.

Flood Control

The Crosby Lodge Specific Plan does not lie within an identified flood hazard zone. However, all new development shall be required to provide a hydrological analysis demonstrating that proper flood control measures are in place.

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Environmental Sustainability

The Crosby Lodge depends on the environmental sustainability of Pyramid Lake. As such, a goal of the Plan is to provide for “green” practices and procedures that will ultimately help sustain the Plan and the region as a whole. Operations at the site are intended to be in conformance with the long-term viability of the lake. Therefore, the following standards will be implemented to the extent possible:

1. Alternative forms of energy such as solar and wind is highly encouraged and shall be allowed throughout the Crosby Lodge Specific Plan.
2. Low Impact Development (LID) standards shall be applied within parking and landscape areas in order to reduce run-off and pollution.
3. To the extent possible, solar orientation shall be a consideration in the placement of structures within the Crosby Lodge.
4. Parking areas will be broken down in to smaller parking courts whenever possible, reducing the overall heat generation from the site.

CHAPTER 4 – ADMINISTRATION

Standards Not Addressed/Omissions

Any development standards not specifically addressed in this Plan, shall be subject to the requirements set forth in the Washoe County Development Code and/or Truckee Canyon Area Plan.

Legal Description

This Specific Plan shall be inclusive of all parcels identified within this Manual. Specifically, this includes AP #'s 079-230-04, 079-230-07, and 079-230-11, collectively containing 20.56± acres. Any additions or deletions of property from this Plan shall be at the discretion of the Master Developer and subject to the Modification provisions of this manual.

A legal description of all property subject to this manual shall be submitted to Washoe County as an appendix to this report (preliminary title reports). Any changes/additions shall require an updated comprehensive legal description prepared by a Nevada licensed land surveyor or professional title corporation to the satisfaction of the Administrator.

Agency Review

Although the Crosby Lodge Specific Plan will streamline the review and approval process for new development, it is not intended to circumvent a legitimate review of new projects within the Plan area. All uses, whether permitted outright or with the approval of an Administrative Permit are subject to applicable building permit review by the Washoe County Building/Community Development Departments and conditions of the Washoe County District Health Department, Nevada Division of Environmental Protection, etc.

Uses that are more likely to result in impacts or are larger in nature require the approval of an Administrative Permit or Special Use Permit, reviewed in context with the provisions of this manual. This will allow for public input on site design, impact mitigation, etc. Any resulting conditions shall be implemented through the public review process.

Administrative Permits/Special Use Permits for uses within the Crosby Lodge shall use the Washoe County Department of Community Development application forms and include the applicable filing fee, complying with all submittal requirements as outlined on the County application form(s). Processing of these requests shall follow the guidelines/timeframes established by Washoe County.

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Truckee Meadows Regional Plan

The Truckee Meadows Regional Plan (TMRP) establishes maximum densities for rural character areas within Washoe County. The Crosby Lodge Specific Plan is located within the rural character area. As such, all densities proposed within this Agreement are in compliance with the TMRP.

It is important to note that existing/grandfathered uses, commercial campgrounds, etc. are exempt from the TMRP provisions. The TMRP specifically allows for these uses in order to support economic development within the region. Such uses and facilities are already in existence within the Truckee Canyon Area Plan boundaries. Crosby Lodge properties shall be considered in the same manner.

Any actual recorded subdivision of property shall be subject to review and approval of applicable entitlement requests by Washoe County. Underlying densities may not exceed that of the underlying base zoning district (General Rural) and shall be shown to comply with the TMRP policies.

Improvements

Infrastructure improvements necessitated by development of a Crosby Lodge project(s) shall be at the expense of the developer. As needed, over sizing of facilities will occur (at a pro-rated cost) to accommodate future growth, as determined reasonable by the Washoe County Engineering Department and District Health Department.

Special Assessment Districts

Should additional properties be added in the future, it may be necessary to upgrade existing infrastructure facilities to accommodate anticipated uses. Therefore, it is contemplated that the Master Developer may request the organization of a Special Assessment District (SAD) to provide infrastructure improvements within the area at a future date.

Phasing

Since the majority of the Crosby Lodge uses already exist or are planned for long range improvements (i.e. Jigger Bob Parcel), there is no set phasing plan included with the Specific Plan. However, it is recognized that existing uses must come in to substantial compliance with County codes and that certain uses must be modified in order to accomplish this. As a result, Table 7 (following page) provides a phasing plan for compliance improvements planned for the Crosby Lodge.

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Table 7 – Compliance Phasing

Parcel	Improvement Description	Timeline for Improvement¹
Lodge Parcel	Remove RV's from storage area	2 weeks
	Remove Tent Structure (unless Special Event is occurring)	30 days
	Provide landscape planters totaling 40 sq.ft. adjacent to main Lodge building ²	60 days
	Move any and all marine shop activities within enclosed building	60 days
	Remove outdoor storage items (i.e. racking, etc.) from north side of Lodge adjacent to gas pumps	30 days
	Ensure all temporary banners and signs are in compliance with Washoe County Code requirements	30 days
	Campground/Resort Parcel	Remove all non-ancillary permanent structures from RV sites
Install 6-foot screen fence along western perimeter		270 days
Install slatting in storage yard fence		180 days
File for all required building permits for modular motel units		30 days
Schedule applicable State and County inspections of modular motel units		60 days
Install 5-foot landscape strip adjacent to existing bamboo screen fence on northern property boundary		1 year
Relocate any inoperable autos, unused RV's, and/or boats to storage yard		30 days
Install perimeter landscaping per standards along western boundary		18 months
Ensure that all roadways include all weather surface acceptable to the Washoe County District Health Department		90 days
Remove all non-road worthy recreational vehicles ³		60 days
Make necessary modifications to comply with site plan included in Figure 2-11 of this document		270 days

¹ – All timelines are projected from the date of approval of this Specific Plan

² – Landscape planters can include raised planters, wine barrels, flower pots, etc. and shall include permanent irrigation.

³ – These shall be defined as those without current registration through the Department of Motor Vehicles. Excludes modular units/mobile homes.

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As previously described in Chapter 2, an earth tone color palette shall be implemented throughout the Specific Plan area. Non-conforming buildings shall be painted at a rate of one building per year until all buildings comply with the earth tone standards.

It is the goal and intent of the phasing plan to not only provide compliance with County code, but to provide aesthetic improvements that will benefit the area as a whole. It is recognized that it is impractical to require that all improvements be made at once. For this reason, Table 7 clearly outlines how this can be accomplished over a reasonable time frame. Once complete, all uses and conditions will come in to full compliance with the standards included within this manual.

Subsequent Actions

This Specific Plan shall not prevent Washoe County, in subsequent actions applicable to the property, from adopting new ordinances, resolutions, or regulations that conflict with those in effect at the time of adoption of this manual, except that any subsequent action by Washoe County shall not prevent the development of the property and uses as set forth in this Specific Plan.

Emergency Situations

Washoe County may suspend the issuance of building permits for projects subject to this manual, after a noticed public hearing if it finds in good faith that a clear and present emergency requires the suspension.

State and Federal Restrictions

In the event that State or Federal laws or regulations enacted after the adoption of the Specific Plan prevent or preclude compliance with one or more of the provisions of this manual, such provisions shall be modified or suspended as necessary to comply with State and Federal law. Any such action shall be taken by the Washoe County Board of Commissioners at a legally noticed public hearing.

Amendments

It may be necessary to amend this Specific Plan from time to time. This includes the addition of new properties, clarification of specific standards or uses, and the incorporation of new environmentally sound technologies. Such amendments shall be permitted and are subject to the guidelines of the Washoe County Development Code. As part of the amendment process, the applicant shall be required to update all of the standards contained within this manual, as applicable, as well as any applicable legal findings mandated by Washoe County and the State of Nevada.

CROSBY LODGE SPECIFIC PLAN - DESIGN STANDARDS MANUAL

Minor Deviations

The Administrator shall have authority to grant minor deviations and interpretations to the standards and provisions contained within this manual. Deviations may not exceed ten (10) percent of any given standard/requirement. Deviations and variances in excess of 10% shall be subject to an amendment process as previously outlined.

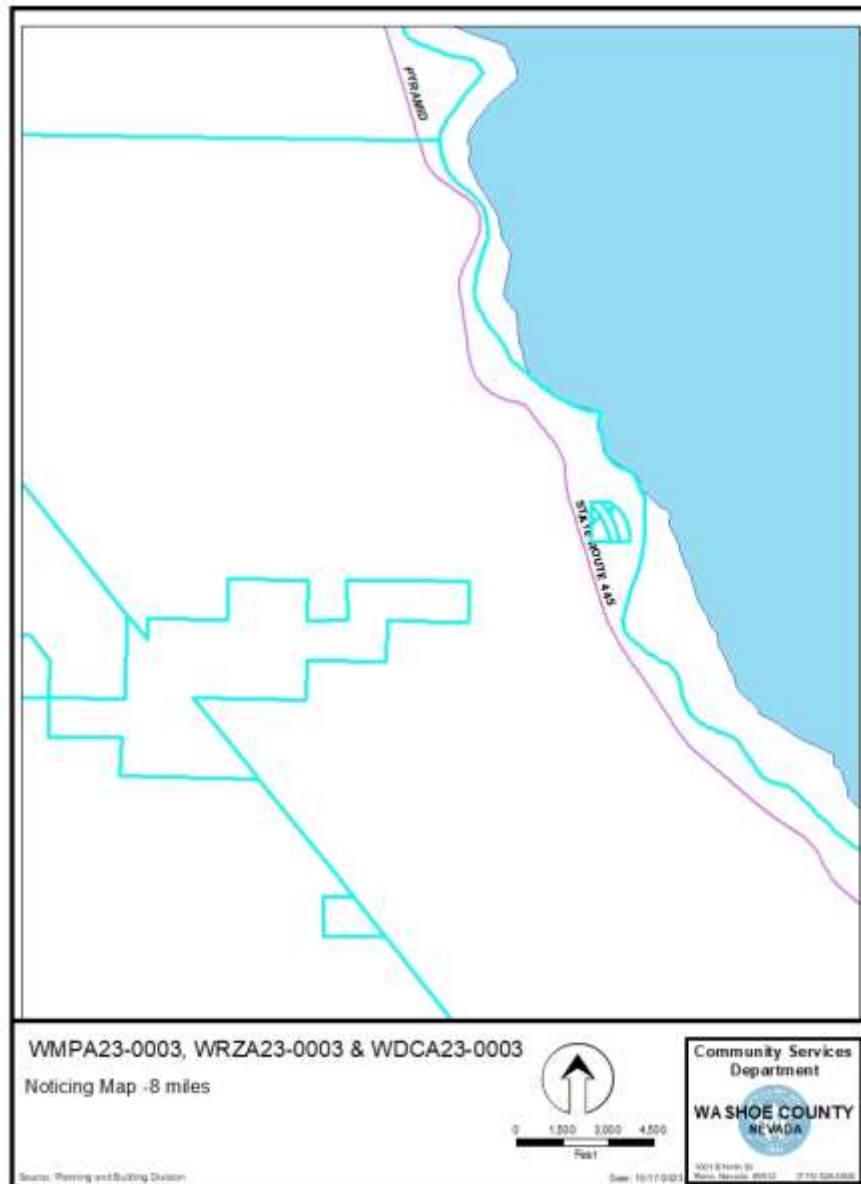
The boundaries/property lines included within the Crosby Lodge are subject to modification. A parcel developer may submit a commercial subdivision, parcel map, or boundary line adjustment creating new or altering the shape of existing parcels that make up a particular project. However, the overall acreage of the Specific Plan cannot increase without amendment to this manual and the subsequent public review process.

Design Flexibility

The final development plan, standards, and regulations contained in this manual are intended to depict the general nature and intensity of the development proposed within the Crosby Lodge. Sufficient flexibility shall be allowed to permit detailed planning and design at time of actual development. The configuration and acreage of development parcels and phases may be altered to accommodate detailed site conditions.

Public Notice

Washoe County Code requires that public notification for a masterplan & regulatory zone amendment must be mailed to a minimum of 30 separate property owners within a minimum 750-foot radius of the subject property a minimum of 10 days prior to the public hearing date. A notice setting forth the time, place, purpose of hearing, a description of the request and the land involved was sent within a 8-mile radius of the subject property. A total of 75 separate property owners were noticed a minimum of 10 days prior to the public hearing date.



Public Notice Map

Case Numbers WMPA23-0003, WRZA23-0003 & WDCA23-0003