



Planning Commission Staff Report

Meeting Date: December 3, 2024

Agenda Item: 8C

MASTER PLAN AMENDMENT CASE NUMBER: WRZA24-0003 (White Owl Dr. and Red Rock Rd.)

BRIEF SUMMARY OF REQUEST: A regulatory zone amendment to establish Medium Density Suburban (MDS) and Open Space (OS) for the subject parcels

STAFF PLANNER: Tim Evans, Planner
Phone Number: 775.328.2314
E-mail: TEvans@washoecounty.gov

CASE DESCRIPTION

For hearing, discussion, and possible action to recommend adoption of a regulatory zone amendment to the North Valleys Regulatory Zone Map to change the regulatory zone on two parcels from Low Density Suburban (LDS- 1 du/acre) to 163.92 acres Medium Density Suburban (MDS- 3 du/acre) and 5.99 acres Open Space (OS); and if approved, authorize the chair to sign a resolution to this effect.

Applicant: Silver Sky Ranch, LLC
Property Owner: Silver Sky Ranch, LLC
Location: 10235 White Owl Dr. and 12000 Red Rock Rd.
APN: 086-250-01 and 086-250-81-
Parcel Size: 80 acres and 89.91 acres
Master Plan: Suburban Residential
Regulatory Zone: Low Density Suburban (LDS)
Area Plan: North Valleys
Development Code: Authorized in Article 821, Amendment of Regulatory Zone
Commission District: 5 – Commissioner Herman



Vicinity Map

STAFF RECOMMENDATION – Regulatory Zoning Amendment

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0003, 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 WRZA24-0003 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.

(Motion with Findings on Page 17)

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Explanation and Processing of a Regulatory Zone Amendment

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 planning areas 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.

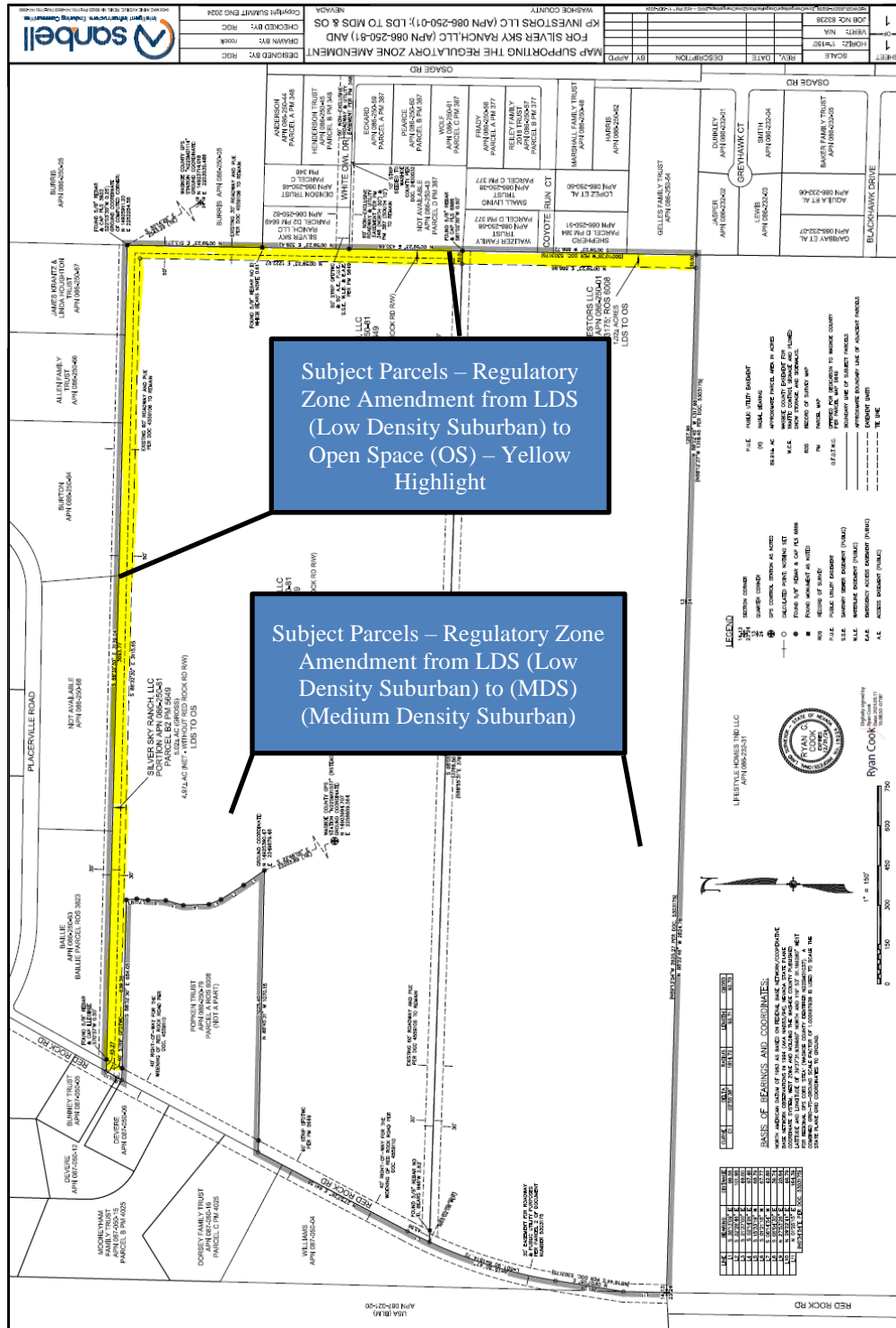
Evaluation of the proposed regulatory zone amendment involves review for compliance with policies of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, then supplemental review shall be required to ensure compliance with the applicable specific plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821 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 requested regulatory zone amendment, or it may recommend approval or modification of a requested 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.

Existing and Proposed Regulatory Zoning Designations

The application requests a regulatory zone amendment on an 80-acre parcel and an adjacent 89.91-acre parcel to change the existing zoning of Low Density Suburban (LDS- 1 du/acre) to Medium Density Suburban (MDS- 3 du/acre) and Open Space (OS). See below - Existing and Proposed Regulatory Zone Designations.



Existing and Proposed Regulatory Zone Designations

Existing Conditions

The subject parcels are located at 10235 White Owl Drive (APN 086-250-81) and 12000 Red Rock Road (APN 086-250-01) and are 89.91 acres and 80.00 acres, respectively. Both parcels have a master plan designation of Suburban Residential (SR) and a regulatory zone designation of Low Density Suburban (LDS).

The request is to change the regulatory zoning from LDS to Medium Density Suburban (MDS) and Open Space (OS), retaining the SR master plan designation. The LDS, MDS, and OS regulatory zones are allowed in the SR master plan designation. The minimum lot size for the LDS regulatory zone is 35,000 square feet (approx. 0.803 acres), with a maximum density of one (1) dwelling unit per acre. The minimum lot size for the MDS regulatory zone is 12,000 square feet (approx. 0.275 acres), with a maximum density of three (3) dwelling units per acre. The OS regulatory zone does not have a minimum acreage or an allowed density - dwelling units are not permitted in the OS regulatory zone. If this request is approved, the total maximum density over the two parcels will be increased from 169 units to 489 units.

The parcels are located in the North Valleys Planning Area.

The subject parcel at 10235 White Owl Drive (APN 086-250-81), is vacant and undeveloped, and the subject parcel at 12000 Red Rock Road (APN 086-250-01) is developed with one approximately 3,300 square foot single-family dwelling toward the center of the parcel. The developed parcel is currently served by a septic system and well. Both parcels are located within the jurisdiction of the Truckee Meadows Service Area (TMSA), and services for water and sewer can be made available to serve the properties.

Both parcels are gently sloping and have minimal portions with slopes between 15% and 30%. See Slope Map on page 8 for slope percentages.

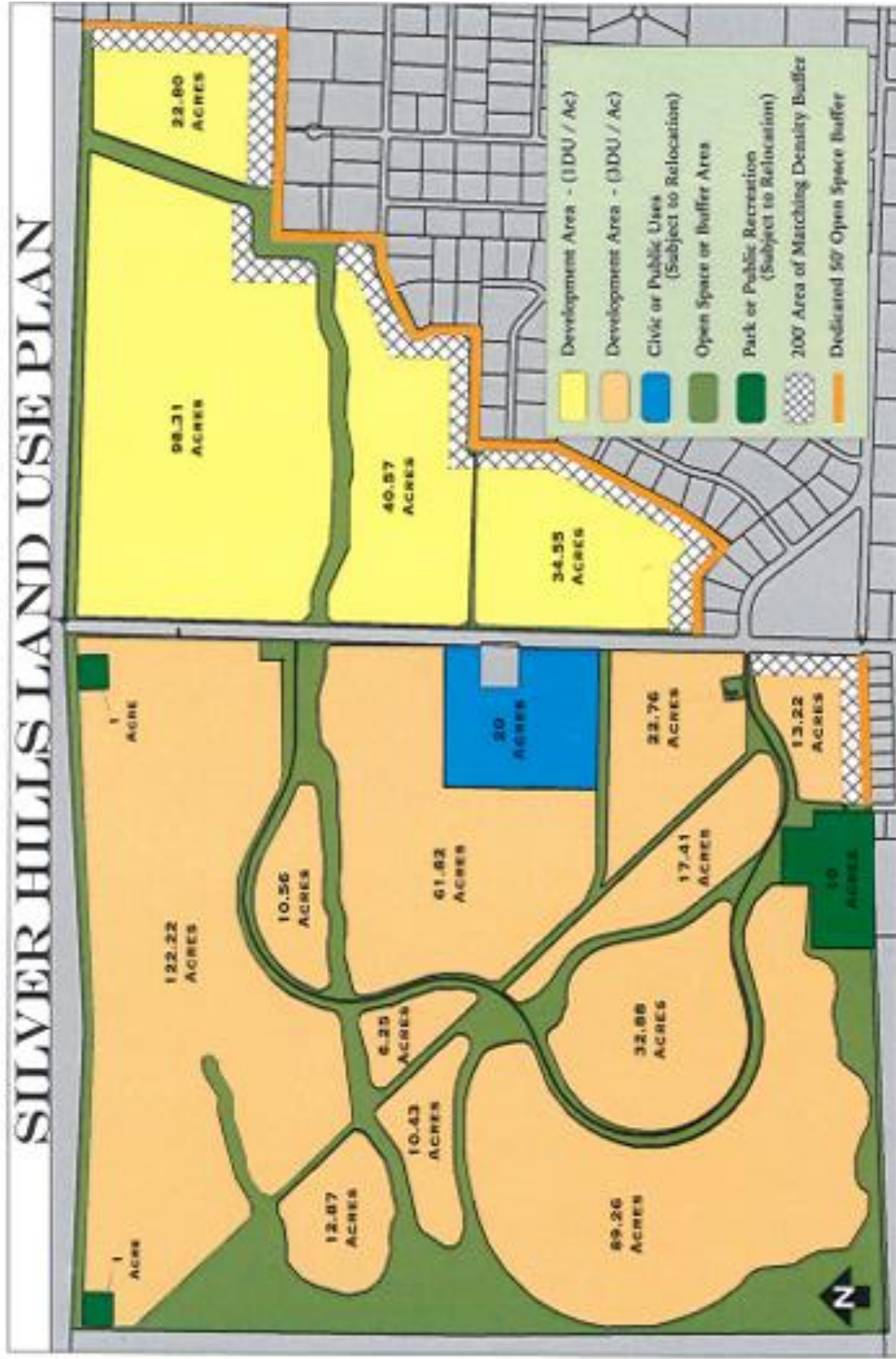
Most of the adjacent parcels to the north, east, and a portion of the west are, on average, zoned LDS and consist of lots approximately 1.0 acre in size and developed with single-family dwellings, with the remaining parcels being undeveloped residential parcels. The remaining portion of the parcels to the west are undeveloped land owned by the United States Bureau of Land Management (BLM).

The request to change the zoning to MDS (3 units per acre) is a departure from historical development patterns within the Silver Hills/Silver Knolls community. The property to the south is a 190-acre parcel that is part of an approximately 780-acre approved residential specific plan development (Silver Hills), which at full buildout will have 1,872 lots. The Silver Hills Specific Plan was adopted in 2020 and has a mix of density between one (1) dwelling unit per acre on the 190-acre parcel and three (3) dwelling units per acre on approximately 551 acres of the Silver Hills development, with the intent of preserving one acre lot sizes along the east side of Red Rock Road (see map on page 6). Below is the description of the eastern parcels within the Silver Hills Specific Plan as submitted by the Silver Hills applicant:

The east side of Silver Hills (east of Red Rock Road) is characterized by a more rural development pattern. This area is envisioned to "blend" with the established homes and development that exists within Silver Knolls to the south. Thus, larger lots are planned in this area creating a more rural atmosphere. Consistent with existing development patterns, open space areas will primarily consist of buffers and trails allowing for larger homesites. This not only complements existing development within Silver Knolls but will serve as a transition between existing neighborhoods and new neighborhoods within the west side of Silver Hills.

To address compatibility of the higher density MDS regulatory zone, which allows up to three units per acre, to the adjacent current development pattern of larger lots along the east side of Red

Rock Road, the applicant is proposing the Open Space regulatory zone along the northern and eastern property line of 10235 White Owl Drive and along the eastern property line of 12000 Red Rock Road to allow for a fifty (50) foot buffer between the larger lots and the proposed higher density zoning.



Per the application (Exhibit F), the subject parcels are surrounded by industrial land uses that require housing. For example, phase 1 of the Reno AirLogistics Park is currently under construction and includes 1,118,000 square feet of warehouse/industrial space located on approximately 58 acres in the southwest corner of the Reno Stead Airport property. The MDS zoning designation would allow for an increase in density that would support the existing employment opportunities in the immediate area and would also support the Reno AirLogistics Center currently under construction.

Traffic

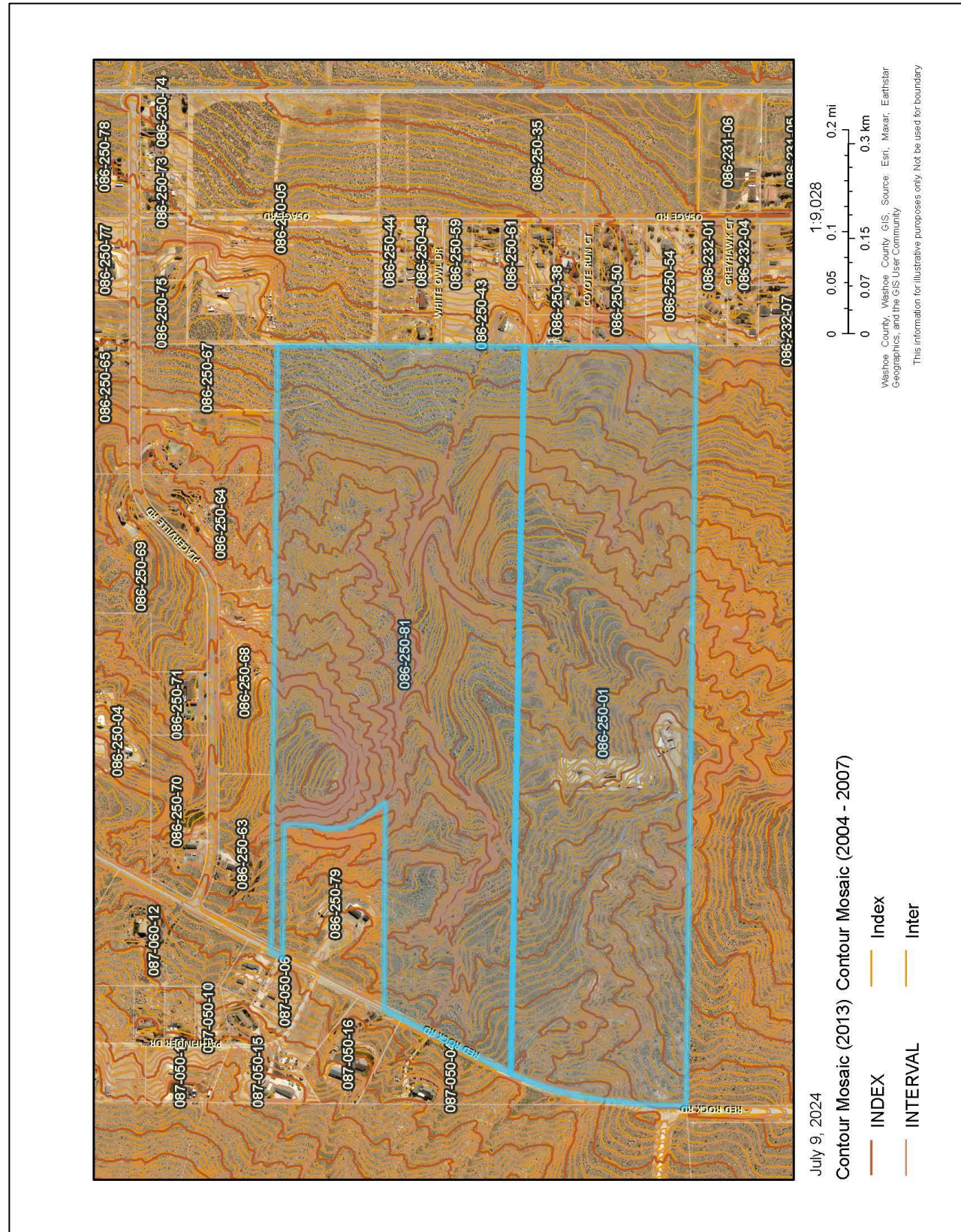
This is a request for a regulatory zone amendment, and as such, there is no specific project tied to this request currently under review. If and when a future development application is submitted, a traffic analysis may be required to analyze the project specific traffic impacts based on the project design. However, a Traffic Generation Letter (Exhibit F) was submitted by the applicant stating the following in relation to potential trips generated as a result of the proposed density:

“[T]he proposed project zoned as Medium Density Suburban (MDS) could generate approximately 4,640 Daily, 344 AM peak hour, and 462 PM peak hour trips. With the Regulatory Zone Amendment, the trip generation for the proposed project is expected to increase by approximately 3,092 Daily, 229 AM peak hour, and 308 PM peak hour trips.”

“The following is a list of key findings and recommendations:

- *With the Regulatory Zone Amendment, the trip generation for the proposed project is expected to increase by approximately 3,092 Daily, 229 AM peak hour, and 308 PM peak hour trips.*
- *Under Baseline Plus Project Conditions, the study roadway segments are anticipated to operate within level of service policy.*
- *Under Future Plus Project Conditions, the study roadway segments are anticipated to operate within policy level of service thresholds with the planned Red Rock Road widening from 2 to 4 lanes between Osage Road and Moya Boulevard.*
- *It is anticipated that the regional improvements on Red Rock Road will be adequate to carry the Silver Hills project plus additional traffic generated with this Regulatory Zone Amendment. A project specific Traffic Impact Study and recommendations regarding access will be provided with the Tentative Map Application as is the standard process.”*

Washoe County Engineering reviewed the project information, including the Trip Generation Letter, and had no comments concerning traffic.



Slope Map

Subject Property Surrounding Land Uses and Compatibility**Table 1: Surrounding regulatory zones and existing uses**

Location	Regulatory Zone	Existing Use
North	Low Density Suburban (LDS)	Single-Family Dwellings and Undeveloped
South & Southwest	Specific Plan (SP)	Vacant Land – 780.30 acres proposed for a 680-lot subdivision approved in 2009 by the Washoe County Planning Commission
West	LDS and Open Space (OS)	Undeveloped & Single-Family Dwellings
East	Low Density Suburban (LDS)	Single-Family Dwellings

Washoe County Code Article 106, Master Plan Categories and Regulatory Zones, Section 110.106.10(c) states the following:

“Suburban Residential. The Suburban Residential Master Plan category is intended primarily for residential uses of low to medium densities. Supporting neighborhood scale commercial uses and mixed-use village center development is allowed with approval of a discretionary permit. The following Regulatory Zones are allowed in and are consistent with the Suburban Residential Master Plan category: Low Density Suburban One, Low Density Suburban Two, Medium Density Suburban, Medium Density Suburban Four, High Density Suburban, Public and Semi-Public Facilities, Specific Plan, Parks and Recreation, and Open Space.”

The master plan designation for the parcels to the north, south, east, and a portion of the west are Suburban Residential (SR) and the other adjacent parcels to the west have an Open Space (OS) master plan designation. All of the surrounding parcels, with the exception of the few parcels to the west with the Open Space regulatory zone, have a residential zoning of either LDS or Specific Plan (SP). The proposed MDS regulatory zone has similar allowed uses per Article 302, Allowed Uses, as the LDS and SP zoned parcels – the SP zoned parcels are proposed for a 680-unit residential subdivision - that are immediately adjacent to the subject parcels. To address compatibility of the higher density MDS regulatory zone to the adjacent current development pattern of larger lots along the east side of Red Rock Road, the applicant is proposing the Open Space regulatory zone along the northern and eastern property line of 10235 White Owl Drive and along the eastern property line of 12000 Red Rock Road to allow for a fifty (50) foot buffer between the larger lots and the proposed higher density zoning.

The adjoining and proposed regulatory zones are compatible regulatory zones within the same Master Plan category.

2040 Master Plan Consistency

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan North Valleys Planning Area Vision Statement as described in the following section.

Table 2: Master Plan Conformance

Vision Statement	Explanation of Conformance with Vision Statement
<i>"The North Valleys is known for its wealth of natural resources and open space, providing views and access to regional assets for its community members. This area experiences a large range of uses, both residential and commercial."</i>	Future development of the project area will be subject to the design standards of Washoe County Development Code (and all other applicable governing documents) assuring such scenic protections. Therefore, the proposed regulatory zone amendment should not have a negative impact on natural resources or scenic protections.
<i>"Uses shift from rural residential to medium density residential, demonstrating the North Valleys' varying needs."</i>	The proposed amendment will promote the desired pattern for the orderly physical growth of the County by allowing for residential use similar to that of the current regulatory zone and the residential regulatory zones of the surrounding parcels.

The proposed amendment is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies as described in Table 3.

Table 3: Master Plan Element Conformance Priority Principles & Policies

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Population and Housing Principle 2. Coordinate population growth with the availability of water, sanitary sewers, streets and highways, and other public facilities and services.		
PH 2.2 - Direct development of residential densities greater than 1 unit per five acres into the TMSA where it can utilize planned local and regional infrastructure.		<p>Per the comment from Engineering on October 30, 2024, sewer service would be provided by the City of Reno. The Reno/Stead wastewater treatment facility is being expanded and the remaining capacity of the existing treatment facility is approximately 1,081 residential units, which is enough capacity to serve the density proposed under this regulatory zone amendment.</p> <p>The Truckee Meadows Water Authority stated the following:</p> <p><i>"Any future development of these parcels must comply with TMWA's Water Rules. Initially, the developer must annex the parcels into TMWA's retail service area. The developer</i></p>

	<p><i>must dedicate sufficient water rights, which are available for purchase through TMWA, to serve the development. Infrastructure improvements, including but not limited to a booster pump station, transmission mains, and storage facilities, will be necessary to serve the parcels. TMWA will prepare a detailed water service plan during the annexation process. The developer may request a discovery at any time, and TMWA can provide a detailed service plan prior to annexation."</i></p> <p>Therefore, services are within the nearby area that can be made available and can be extended to serve the subject parcels with water service.</p>
Land Use Principle 1. Facilitate partnerships to ensure land use decisions are based on the best available information.	
LU 1.1 - Continue to cooperate with TMRPA to ensure the County's approach to growth and development is consistent with and supportive of the regional vision.	TMRPA was provided the project application and information during the agency review period. No comments or concerns were received concerning the proposed regulatory zone amendment.
LU 1.2 - Provide a variety of opportunities to involve the community in the review of future growth and development.	In addition to County-required noticing per NRS, the applicant held the required and duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage (https://neighborhood-washoe.hub.arcgis.com/) allows for an additional opportunity for community engagement and feedback for the project.
LU 1.3 - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).	Northern Nevada Public Health was provided the project application and information during the agency review period. No comments or concerns were received concerning the proposed regulatory zone amendment.

The proposed amendment is consistent with the applicable Envision Washoe 2040 Priority Principles & Policies for the North Valleys Planning Area, as described in Table 4.

Table 4: Master Plan Conformance with North Valleys Priority Principles & Policies

Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
Public Facilities and Services Principle 3. Provide adequate service to developments and maintain a communicative, transparent planning process.	
<p>PFS 3.1 Identify barriers to service delivery goals to meet Washoe County's minimum service standards for potable water, wastewater, storm water and flood, schools, and transportation as depicted in the Regional Plan List of Facilities and Service Standards.</p>	<p>These parcels are within the TMSA with a proposed density of three (3) units per acre. The subject parcels are near municipal services that can be made available to serve the subject parcels for water and sewer services. Concerning transportation, the applicant submitted a Traffic Generation Letter (Exhibit F) and Washoe County Engineering reviewed the project information and had no comments concerning traffic.</p> <p>This is a request for a regulatory zone amendment, and as such, there is no specific project tied to this request currently under review. If and when a future development application is submitted, items such as storm water, flood, and school capacity will be reviewed at that time based on project design.</p>

Neighborhood Meeting

A neighborhood meeting was held on April 25, 2024, at 6:30 pm via Zoom. A total of thirty-two (32) members of the public attended the meeting.

The common concerns from the public were as follows:

- Utilities (water, sanitary sewer, storm drainage)
- Access – road maintenance, fire plans, increase in traffic
- Flooding potential (storm drainage)
- Effect on current lifestyle (i.e. larger lots, equestrian uses)
- Desire to maintain the current rural/low density suburban character of the area

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. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's 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.

As detailed in Exhibit C, noticing for this proposal was for forty-one (41) property owners within seven hundred and fifty (750) feet of the subject parcel(s). These property owners were noticed by mail not less than 10 days before today's public hearing.

Public Comment

As shown in Exhibit C, proper noticing occurred for the project. Prior to the drafting of this staff report, no public comments were received as a result of the noticing.

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments but none recommended denial.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOW (Wildlife)	X			
NV Water Resources	X	X	X	Steve Shell, sshell@water.nv.gov
Washoe County Building & Safety	X	X	X	Scott Huntley; shuntley@washoecounty.gov, Fred Lustenberger, flustenberger@washoecounty.gov
Washoe County Parks & Open Space	X	X		
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Rights Manager (All Apps)	X	X	X	Timber Weiss, tweiss@washoecounty.gov
WCSO Law Enforcement	X	X		
Washoe County Engineering (Land Development) (All Apps)	X	X	X	Rob Wimer, rwimer@washoecounty.gov; Janelle Thomas, jkthomas@washoecounty.gov
Washoe County Engineering & Capital Projects Director (All Apps)	X			
NNPH Air Quality	X			
NNPH EMS	X	X		
NNPH Environmental Health	X			
TMFPD	X	X	X	Dale Way, dway@tmfpd.us; Brittany Lemon, BLeamon@tmfpd.us
Airport Authority	X	X	X	Lisa Butterfield, lbutterfield@renoairport.com
Reno Community Development	X			
Truckee Meadows Regional Planning	X	X		
NV Energy	X			
Truckee Meadows Water Authority	X			

Findings—Regulatory Zone Amendment

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

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

Staff Comment: The staff report provides a discussion of applicable goals and policies of the Master Plan. The proposed amendment does not conflict with the goals and policies of the Master Plan as outlined in the Master Plan analysis above.

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

Staff Comment: The proposed amendment is compatible with surrounding and adjacent land uses. The proposed amendment will increase the density from one unit per acre to three units per acre, which will provide more housing options in the area.

All of the surrounding parcels, with the exception of the few parcels to the west with the Open Space regulatory zone, have a residential zoning of either LDS or Specific Plan (SP). The proposed MDS regulatory zone has similar allowed uses per Article 302, Allowed Uses, as the LDS and SP zoned parcels – the SP zoned parcels are proposed for a 680-unit residential subdivision - that are immediately adjacent to the subject parcels. To address compatibility of the higher density MDS regulatory zone to the adjacent current development pattern of larger lots along the east side of Red Rock Road, the applicant is proposing the Open Space regulatory zone along the northern and eastern property line of 10235 White Owl Drive and along the eastern property line of 12000 Red Rock Road to allow for a fifty (50) foot buffer between the larger lots and the proposed higher density zoning.

Project information was sent for review to Northern Nevada Public Health, Truckee Meadows Fire Protection District, Washoe County Sheriff's Office, and Washoe County Engineering. Northern Nevada Public Health did not provide comment. The Washoe County Sheriff's Office and Washoe County Engineering responded with "no comment." The Truckee Meadows Fire Truckee Protection District provided comment stating:

"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."

As this is a regulatory zone amendment, no construction would occur until after the submission and approval of a development application, which, at that time, will include the necessary review for compliance with applicable TMFPD fire codes, ordinances, and standards.

Based on the analysis contained within this staff report and the agency comments received, the proposed amendment will not conflict with the public's health, safety or welfare.

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

Staff Comment: The amendment has the potential to increase the availability of housing in the area, which is needed and desired by the Washoe County Master Plan and complies with the 2019 Truckee Meadows Regional Plan. In addition, the 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by approximately 6,840 dwelling units within the unincorporated County to support the population increase. The increased density allowed by the Medium Density Suburban regulatory zone would assist in addressing the need for additional housing.

Per the application (Exhibit F), the subject parcels are surrounded by industrial land uses that require housing. Phase 1 of the Reno AirLogistics Park is currently under construction and includes 1,118,000 square feet of warehouse/industrial space located on approximately 58 acres in the southwest corner of the Reno Stead Airport property. The MDS zoning designation would allow for an increase in density that would support the existing employment opportunities in the immediate area and would also support the Reno AirLogistics Center currently under construction.

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

Staff Comment: All needed facilities are present or will be provided by the applicant with future development plans. The amendment was reviewed by various departments and agencies and no adverse comments were received for the proposed amendment.

This is a request for a regulatory zone amendment, and as such, there is no specific project tied to this request currently under review. If a future development application is submitted, a comprehensive traffic analysis may be required to analyze the project specific traffic impacts based on the project design. However, a Traffic Generation Letter (Exhibit F) was submitted by the applicant detailing potential trips generated as a result of the proposed density. Washoe County Engineering reviewed the project information, including the Trip Generation Letter, and had no comments concerning traffic.

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

Staff Comment: The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan, per the analysis of this staff report.

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

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units as detailed in this staff report. In addition, the 2022 Consensus Forecast anticipates that unincorporated Washoe County will need to absorb up to a 16,824-person population increase between 2022 and 2042. Washoe County will need to increase housing supply by approximately 6,840 dwelling units within the unincorporated County to support the population increase. The increased density allowed by the Medium Density Suburban regulatory zone would assist in addressing the need for additional housing.

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

Staff Comment: There are no military installations within the required noticing area.

Staff is recommending approval of the proposed regulatory zone amendment because the request is consistent with the policies of the master plan and all of the subject findings in Article 821 can be made.

Regulatory Zone Amendment Recommendation

After a thorough analysis and review, it is recommended that the proposed regulatory zone amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA24-0003, 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 WRZA24-0003 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.

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.

From: [Galicia, Amelia](#)
To: [Evans, Timothy](#); [Oakley, Katherine](#)
Subject: FW: May Agency Review Memo II
Date: Sunday, May 19, 2024 3:56:03 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[May Agency Review Memo II.pdf](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)
[image009.png](#)

Good afternoon,

The Sheriff's Office has no comments or suggestions for items #3, #4 and #5.

Thank you,



Amelia Galicia, Captain

Washoe County Sheriff's Office

Patrol Division

Phone: 775-328-3350

Email: agalicia@washoecounty.us

911 Parr Boulevard

Reno, NV 89512

www.WashoeSheriff.com



From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Tuesday, May 14, 2024 11:18 AM

To: Huntley, Scott <SHuntley@washoecounty.gov>; Giesinger, Chad <CGiesinger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Reede, Michon <MReede@washoecounty.gov>; Program, EMS <EMSPProgram@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Kelly, David A <DAKelly@nnph.org>

Cc: Gustafson, Jennifer <jgustafson@da.washoecounty.gov>; EHS Plan Review <EHSPanReview@nnph.org>; Mullin, Kelly D. <KMullin@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>; Olander, Julee <JOlander@washoecounty.gov>; Oakley, Katherine <KOakley@washoecounty.gov>

Subject: May Agency Review Memo II

Good afternoon,

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

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

You've each been asked to review the applications for the items indicated below. The item descriptions and links to the applications are provided in the memo. **Comments due for Items #1 - #4 by May 24, 2024. Comments due for Item #5 by May 31, 2024.** Thank you all.

Scott (Building) – **Item #3 and #4**

Chad (GIS) – **Item #2**

Faye-Marie (Parks & Open Space) – **All Items**

Katrina (Sewer) – **Items #2, #3 and #4**

Mitch (Traffic) – **Items #2, #3 and #4**

Timber (Water Rights) – **All Items**

Capt. Galicia (WCSO) – **Items #3, #4 and #5**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Items #2 and #3**

EMS – **Items #3 and #5**

David/Jim/Wes (Environmental Health) – **Items #2, #3 and #4**

Sincerely,



Brandon Roman
Senior Office Specialist, Planning & Building Division | Community Services Department
broman@washoecounty.gov | Direct Line: 775.328.3606
My working hours: Monday-Friday 7:00am to 3:30pm
Visit us first online: www.washoecounty.gov/csd
Planning Division: 775.328.6100 | Planning@washoecounty.gov
CSD Office Hours: Monday-Friday 8:00am to 4:00pm
1001 East Ninth Street, Reno, NV 89512



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May 21, 2024

Tim Evans
Planner
Washoe County Community Services Department
Planning and Building Division
tevans@washoecounty.gov

**Re: White Owl Drive and Red Rock Road (WRZA24-003)
APN 086-250-01, 086-250-81**

Dear Mr. Evans:

The above referenced project is a preliminary step towards future residential development underneath the flight paths of the Reno-Stead Airport (RTS) and specifically within the horizontal and transitional surfaces as defined by Federal Aviation Regulations Part 77.

Any future noise-sensitive development, such as residences, will experience aircraft overflights and aircraft noise, as a result of their location directly northwest of the RTS airfield. Therefore, the Reno-Tahoe Airport Authority (RTAA) requests the following items be incorporated to minimize the interior noise impact of aircraft overflights and aircraft noise:

Incorporation of construction methods and/or materials for noise attenuation to reduce interior noise levels to a maximum of 45 dBA DNL. Qualified architects and/or engineers can provide these construction recommendations.

Incorporation of air conditioning to allow windows to remain closed.

Thank you for your continuous cooperation. If you have any questions, please call me at (775) 328-6476 or lbutterfield@renoairport.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Lissa K. Butterfield", is located below the "Sincerely," text.

Lissa K. Butterfield
Manager of Planning & Environmental Services
Reno-Tahoe Airport Authority

Evans, Timothy

From: Steve Shell <sshell@water.nv.gov>
Sent: Tuesday, October 15, 2024 2:35 PM
To: Evans, Timothy
Subject: WRZA24-0003

Follow Up Flag: Follow up
Flag Status: Flagged

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The subject property lies within the Truckee Meadows Water Authority service area.

Municipal water service is subject to Truckee Meadows Water Authority rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability.

A Will Serve from Truckee Meadows Water Authority and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development.

There are no water rights associated with this property.

Please address all correspondence for Subdivisions to NDWR-Subdivisions@water.nv.gov

Steve Shell

Water Rights Specialist II

Department of Conservation and Natural Resources

Nevada Division of Water Resources

901 S. Stewart St., Suite 2002

Carson City, NV 89701

sshell@water.nv.gov

(O) 775-684-2836 | (F) 775-684-2811



NEVADA DIVISION
OF WATER RESOURCES



Nevada Department of
**CONSERVATION &
NATURAL RESOURCES**

Connect with us:



Evans, Timothy

From: Lustenberger, Fred
Sent: Thursday, October 17, 2024 12:04 PM
To: Roman, Brandon; Pekar, Faye-Marie L.; Pascual, Katrina A.; Fink, Mitchell; Weiss, Timber A.; Galicia, Amelia; Wimer, Robert; Rosa, Genine; Restori, Joshua; Program, EMS; Kelly, David A; English, James; Rubio, Wesley S; Smith, Dwayne E.; Hein, Stephen; Thomas, Janelle K.; Reede, Michon
Cc: Albarran, Adriana; Emerson, Kathy; Lloyd, Trevor; Evans, Timothy
Subject: RE: October Agency Review Memo I

Follow Up Flag: Follow up
Flag Status: Flagged

Hello, Brandon:

No Building comments other than Case # WRZA24-003 is located in a high severity WUI fire zone and Case # WRZA24-0004 is located in a moderate severity WUI fire zone.

Best,
Fred



Fred Lustenberger, MPA, CBO
Building Official/Building Manager | Community Services Department
flustenberger@washoecounty.gov | Office: (775) 328-2035
1001 E. Ninth Street, Building A, Reno, NV 89512



From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Monday, October 14, 2024 12:22 PM
To: Lustenberger, Fred <FLustenberger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>
Cc: Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>
Subject: October Agency Review Memo I

Good afternoon,

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

Please find the attached **Agency Review Memo I** with cases received in **October** by Washoe County Community Services Department, Planning and Building Division. The item description and link to the application are provided in the memo. **Comments for all Items are due by October 24, 2024.**

Fred (Building) – **All Items**

Faye-Marie (Open Space) – **All Items**

Katrina (Sewer) – **All Items**

Mitch (Traffic) – **All Items**

Timber (Water Rights) – **All Items**

Captain Galicia (WCSO) - **All Items**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Item #1**

EMS – **Item #1**

David/Jim/Wes (Environmental Health) – **All Items**

Sincerely,



Brandon Roman

Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

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

Planning Division: 775.328.6100 | Planning@washoecounty.gov

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

1001 East Ninth Street, Reno, NV 89512



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

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Evans, Timothy

From: Nate Kusha <NKusha@tmrpa.org>
Sent: Tuesday, October 22, 2024 12:34 PM
To: Evans, Timothy
Subject: FW: October Agency Review Memo I
Attachments: October Agency Review Memo I.pdf

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Report Suspicious

Hello Tim,

We were asked to review these items however Regional Conformance review of these items is not needed as they are zoning changes. However, if there is specific comment you are looking for from us, for these items, please let me know and we will review!

Thanks!

Nate Kusha | Policy Analyst

Truckee Meadows Regional Planning Agency
1105 Terminal Way, Suite 316, Reno, NV 89502
NKusha@tmrpa.org | www.tmrpa.org
Phone: 775.321.8397



From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Monday, October 14, 2024 12:23 PM
Subject: October Agency Review Memo I

WARNING - This email originated from outside the RTC: Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

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

Please find the attached **Agency Review Memo I** with cases received in **October** by Washoe County Community Services Department, Planning and Building Division. You've been asked to review the application for **Items #1 and #2**. The item description and link to the application are provided in the memo. **Comments are due by October 24, 2024.**

Sincerely,



Brandon Roman

Senior Office Specialist, Planning & Building Division | Community Services Department

broman@washoecounty.gov | Direct Line: 775.328.3606

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1001 East Ninth Street, Reno, NV 89512



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

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Evans, Timothy

From: Program, EMS
Sent: Tuesday, October 22, 2024 3:49 PM
To: Evans, Timothy
Cc: Program, EMS
Subject: FW: October Agency Review Memo I -Case Number WRZA24-0003 (White Owl Dr. and Red Rock Rd.)
Attachments: October Agency Review Memo I.pdf

Good afternoon,

The EMS Program has reviewed the October Agency Review Memo I– Case Number WRZA24-0003 (White Owl Dr. and Red Rock Rd.), and has no concerns or questions at this time based on the information provided.

Thank you



April Miller
Sr. Office Specialist
Epidemiology and Public Health Preparedness

O: 775-326-6049
1001 E Ninth St. Bldg. B Reno, NV 89512

[NNPH.org](https://nnph.org) |     

[Click here to take our customer satisfaction survey](#)

From: Roman, Brandon <BRoman@washoecounty.gov>
Sent: Monday, October 14, 2024 12:22 PM
To: Lustenberger, Fred <FLustenberger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>
Cc: Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>
Subject: October Agency Review Memo I

Good afternoon,

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Please find the attached **Agency Review Memo I** with cases received in **October** by Washoe County Community Services Department, Planning and Building Division. The item description and link to the application are provided in the memo. **Comments for all items are due by October 24, 2024.**

Fred (Building) – **All Items**

Faye-Marie (Open Space) – **All Items**

Katrina (Sewer) – **All Items**

Mitch (Traffic) – **All Items**

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Captain Galicia (WCSO) - **All Items**

Rob (Land Development) – **All Items**

Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Item #1**

EMS – **Item #1**

David/Jim/Wes (Environmental Health) – **All Items**

Sincerely,



Brandon Roman

**Senior Office Specialist, Planning & Building Division | Community Services
Department**

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

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experience?

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Evans, Timothy

From: Lemon, Brittany
Sent: Thursday, October 24, 2024 1:53 PM
To: Evans, Timothy
Subject: WRZA24-0003 (White Owl Drive and Red Rock Road)

Hi Tim,

“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"

Evans, Timothy

From: Simpson, Timothy <TSimpson@tmwa.com>
Sent: Tuesday, October 29, 2024 9:47 AM
To: Evans, Timothy
Cc: Rotter, Danny; Kershaw, David
Subject: RE: October Agency Review Memo I

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Tim,

Thank you for reaching out to Truckee Meadows Water Authority (TMWA) for comment.

Any future development of these parcels must comply with TMWA's Water Rules. Initially, the developer must annex the parcels into TMWA's retail service area. The developer must dedicate sufficient water rights, which are available for purchase through TMWA, to serve the development. Infrastructure improvements, including but not limited to a booster pump station, transmission mains, and storage facilities, will be necessary to serve the parcels. TMWA will prepare a detailed water service plan during the annexation process. The developer may request a discovery at any time, and TMWA can provide a detailed service plan prior to annexation.



Timothy Simpson, P.E.
Sr. Planning Engineer
Truckee Meadows Water Authority
1355 Capital Blvd. | Reno, NV 89502
O: (775) 834-8165, M: (775) 899-4118
tsimpson@tmwa.com | www.tmwa.com

From: Evans, Timothy <TEvans@washoecounty.gov>
Sent: Thursday, October 24, 2024 9:02 AM
To: __engr <engr@tmwa.com>
Subject: FW: October Agency Review Memo I

Some people who received this message don't often get email from tevens@washoecounty.gov. [Learn why this is important](#)

Good Morning,

Please see the attached review memo. Washoe County Planning recently received an application to rezone multiple parcels to allow for a greater density of dwelling units. Planning staff is processing and analyzing the cases and is trying to determine if there is any water or sewer services available for the parcels. Any comments and information you can provide is greatly appreciated.

Regards,



Tim Evans

Planner, Planning & Building Division | Community Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

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

From: Roman, Brandon <BRoman@washoecounty.gov>

Sent: Monday, October 14, 2024 12:22 PM

To: Lustenberger, Fred <FLustenberger@washoecounty.gov>; Pekar, Faye-Marie L. <FPekar@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Galicia, Amelia <AGalicia@washoecounty.gov>; Wimer, Robert <RWimer@washoecounty.gov>; Rosa, Genine <GRosa@nnph.org>; Restori, Joshua <JRestori@nnph.org>; Program, EMS <EMSProgram@nnph.org>; Kelly, David A <DAKelly@nnph.org>; English, James <JEnglish@nnph.org>; Rubio, Wesley S <WRubio@nnph.org>; Smith, Dwayne E. <DESmith@washoecounty.gov>; Hein, Stephen <SHein@washoecounty.gov>; Thomas, Janelle K. <JKThomas@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>

Cc: Albarran, Adriana <AAlbarran@washoecounty.gov>; Emerson, Kathy <KEmerson@washoecounty.gov>; Lloyd, Trevor <TLloyd@washoecounty.gov>; Evans, Timothy <TEvans@washoecounty.gov>

Subject: October Agency Review Memo I

Good afternoon,

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

Please find the attached **Agency Review Memo I** with cases received in **October** by Washoe County Community Services Department, Planning and Building Division. The item description and link to the application are provided in the memo. **Comments for all items are due by October 24, 2024.**

Fred (Building) – **All Items**

Faye-Marie (Open Space) – **All Items**

Katrina (Sewer) – **All Items**

Mitch (Traffic) – **All Items**

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Dwayne/Stephen/Janelle/Michon (Engineering) – **All Items**

Genine and Josh (Air Quality) – **Item #1**

EMS – **Item #1**

David/Jim/Wes (Environmental Health) – **All Items**

Sincerely,



Brandon Roman

**Senior Office Specialist, Planning & Building Division | Community Services
Department**

broman@washoecounty.gov | Direct Line: 775.328.3606

My working hours: Monday-Friday 7:00am to 3:30pm

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experience?

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***Our vision is to enhance the quality of life in the Truckee Meadows by delivering exceptional,
customer-focused water services.***

Evans, Timothy

From: Weiss, Timber A.
Sent: Wednesday, October 30, 2024 3:32 PM
To: Thomas, Janelle K.; Evans, Timothy; Pascual, Katrina A.
Cc: Wimer, Robert; Reede, Michon; Fink, Mitchell; Hyde, Katherine D.; Handrock, Wayne
Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo
Attachments: Regulatory Zone Amendment Case Number WRZA24-0003 (White Owl Dr. and Red Rock Rd.).docx

Hello,

Please see the attached revised water rights memo.

Thank you,



Timber Weiss, PE | Professional Engineer
Engineering & Capital Projects Division | Community Services Department
1001 E. 9th Street, Bldg A Reno, NV 89512
tweiss@washoecounty.gov | Office Voice Mail: 775.954.4626 or 775.433.0769
Visit us first online: www.washoecounty.us/csd
For additional information, email engineering@washoecounty.us or call 775.328.2040



From: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Sent: Wednesday, October 30, 2024 12:49 PM
To: Evans, Timothy <TEvans@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>
Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Hyde, Katherine D. <KDHye@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Tim, Katrina, and Timber

I am going to defer comment regarding availability of sewer to Katrina to weigh in on and to Timber regarding availability of water service for this application and the other WRZA application.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)
Senior Licensed Engineer | Community Services Department
jktomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894
1001 E. Ninth Street, Building A, Reno, NV 89512



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From: Evans, Timothy <TEvans@washoecounty.gov>
Sent: Monday, October 28, 2024 10:51 AM
To: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Hi Janelle,

Received, thank you. I have a similar question to that of Osage Road. The applicant is stating water and sewer services will be available for Silver Hills (subdivision to the south of subject parcels) and that the subject parcels will utilize the water and sewer services from Silver Hills. Does Engineering have any comment on whether there is capacity for the services at Silver Hills to accommodate the subject parcels?

Thanks,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Sent: Thursday, October 24, 2024 1:55 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Tim,

Please see attached Engineering comments and conditions related to the above referenced entitlement application. Please let us know if you have any questions or need any additional information.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)
Senior Licensed Engineer | Community Services Department
jkthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894
1001 E. Ninth Street, Building A, Reno, NV 89512



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Evans, Timothy

From: Pascual, Katrina A.
Sent: Wednesday, October 30, 2024 3:42 PM
To: Thomas, Janelle K.; Evans, Timothy; Weiss, Timber A.
Cc: Wimer, Robert; Reede, Michon; Fink, Mitchell; Hyde, Katherine D.; Handrock, Wayne
Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Hello Tim,

On both this and Osage drive, Washoe County will own the sewer pipes, but treatment capacity is through the City of Reno with their wastewater treatment plant Reno/Stead WRF. City of Reno will be the one to approve intent to serves and capacity.

The following information was shared to me by the City of Reno on the future allocations of RSWRF:

Additionally, please share this information with your applicant regarding projects that will flow to RSWRF:

RSWRF is currently on a sewer allocation program for new development until approximately late 2028 when the OneWater Nevada Advanced Purified Water Facility (APWF) at American Flat is complete. The APWF will allow RSWRF to discharge up to 4 Million Gallons Per Day of treated effluent. Please note:

- *Allocation is based on first come first serve*
- *Developments are required to prepay sewer connection fees once the applicable building permit/site plan/final map is approved by the Development Services Department*
- *Once the fees are paid sewer service is allocated*
- *The RSWRF Allocation spreadsheet is updated monthly and can be found here:*
 - <https://www.reno.gov/home/showpublisheddocument/80076/638319395976770000>
 - *Remaining Equivalent Residential Units (ERU) can be calculated by dividing Remaining Capacity by 165*
 - *Table 3 and 4 show known projects currently anticipated to come soon*
- *The City anticipates adding capacity to RSWRF in an interim condition though pump station upgrades that are currently under design. These interim upgrades will increase the capacity of the RSWRF flow shave to TMWRF, until the final effluent management solution is in place and any increases in the utilization of the available flow shave capacity must be authorized by Reno City Council.*



Katrina Pascual PE | Licensed Engineer

Engineering & Capital Projects Division | Community Services Department

kpascual@washoecounty.gov | 775.954.4648

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

For additional information, email engineering@washoecounty.gov or call 775.328.2040



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From: Thomas, Janelle K. <JKThomas@washoecounty.gov>

Sent: Wednesday, October 30, 2024 12:49 PM

To: Evans, Timothy <TEvans@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Weiss, Timber A.

<TWeiss@washoecounty.gov>

Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Hyde, Katherine D. <KDHye@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>

Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Tim, Katrina, and Timber

I am going to defer comment regarding availability of sewer to Katrina to weigh in on and to Timber regarding availability of water service for this application and the other WRZA application.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)

Senior Licensed Engineer | Community Services Department

jktthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894

1001 E. Ninth Street, Building A, Reno, NV 89512



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From: Evans, Timothy <TEvans@washoecounty.gov>

Sent: Monday, October 28, 2024 10:51 AM

To: Thomas, Janelle K. <JKThomas@washoecounty.gov>

Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHye@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>

Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Hi Janelle,

Received, thank you. I have a similar question to that of Osage Road. The applicant is stating water and sewer services will be available for Silver Hills (subdivision to the south of subject parcels) and that the subject parcels will utilize the water and sewer services from Silver Hills. Does Engineering have any comment on whether there is capacity for the services at Silver Hills to accommodate the subject parcels?

Thanks,



Tim Evans

Planner, Planning & Building Division | Community Services Department

CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314

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

From: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Sent: Thursday, October 24, 2024 1:55 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Tim,

Please see attached Engineering comments and conditions related to the above referenced entitlement application. Please let us know if you have any questions or need any additional information.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)
Senior Licensed Engineer | Community Services Department
jktthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894
1001 E. Ninth Street, Building A, Reno, NV 89512

A row of four social media icons: a square icon, a Twitter bird, a Facebook 'f', and a globe.

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Evans, Timothy

From: Pekar, Faye-Marie L.
Sent: Wednesday, November 6, 2024 3:31 PM
To: Evans, Timothy
Subject: Park Comments for WRZA24-0003 (White Owl Dr. and Red Rock Rd)

Hi Tim,

I have reviewed WRZA24-0003 (White Owl Dr. and Red Rock Rd) on behalf of parks and do not have comments.

Thank you,



Faye-Marie L. Pekar, MPA, CPRP

Park Planner

Community Services Department | Regional Parks and Open Space

fpekar@washoecounty.gov | 775.328.3623

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience? Submit a nomination for a Washoe Star by clicking this link: **WASHOE STAR**

Evans, Timothy

From: Thomas, Janelle K.
Sent: Saturday, November 16, 2024 3:31 PM
To: Evans, Timothy
Cc: Reede, Michon; Fink, Mitchell
Subject: FW: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo
Attachments: Traffic Evaluation - White Owl & Red Rock 11.8.24.pdf

Tim,

We do not have any further questions regarding the traffic impact. Thank you.

Janelle



Janelle K. Thomas, P.E., C.F.M. (she/her/hers)
Senior Licensed Engineer | Community Services Department
jkthomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894
1001 E. Ninth Street, Building A, Reno, NV 89512



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From: Reede, Michon <MReede@washoecounty.gov>
Sent: Thursday, November 14, 2024 1:48 PM
To: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Cc: Fink, Mitchell <MFink@washoecounty.gov>
Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Janelle,

Mitch and I have reviewed the traffic evaluation and have no comments. This evaluation satisfies the condition previously requested by Traffic.

Thanks,
Michon



Michon Reede, P.E.
Senior Licensed Engineer | Community Services Department
mreede@washoecounty.gov | Office: 775.328.2310 | Cell: 775.815.8182
1001 E. Ninth Street, Building A, Reno, NV 89512



From: Evans, Timothy <TEvans@washoecounty.gov>
Sent: Tuesday, November 12, 2024 10:48 AM
To: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: RE: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Hi Janelle – see attached traffic evaluation. If the attached could be reviewed and comments provided by the end of the week, that will allow Planning staff to keep the project on schedule for the December PC meeting.

Regards,



Tim Evans
Planner, Planning & Building Division | Community Services Department
CSD Main Phone: 775-328-3600 Direct Line: 775-328-2314
Visit us first online: www.washoecounty.gov/csd

From: Thomas, Janelle K. <JKThomas@washoecounty.gov>
Sent: Thursday, October 24, 2024 1:55 PM
To: Evans, Timothy <TEvans@washoecounty.gov>
Cc: Wimer, Robert <RWimer@washoecounty.gov>; Reede, Michon <MReede@washoecounty.gov>; Fink, Mitchell <MFink@washoecounty.gov>; Weiss, Timber A. <TWeiss@washoecounty.gov>; Pascual, Katrina A. <KPascual@washoecounty.gov>; Hyde, Katherine D. <KDHyde@washoecounty.gov>; Handrock, Wayne <WHandrock@washoecounty.gov>
Subject: WRZA24-0003 White Owl Dr. and Red Rock Rd. Engineering Memo

Tim,

Please see attached Engineering comments and conditions related to the above referenced entitlement application. Please let us know if you have any questions or need any additional information.

Janelle

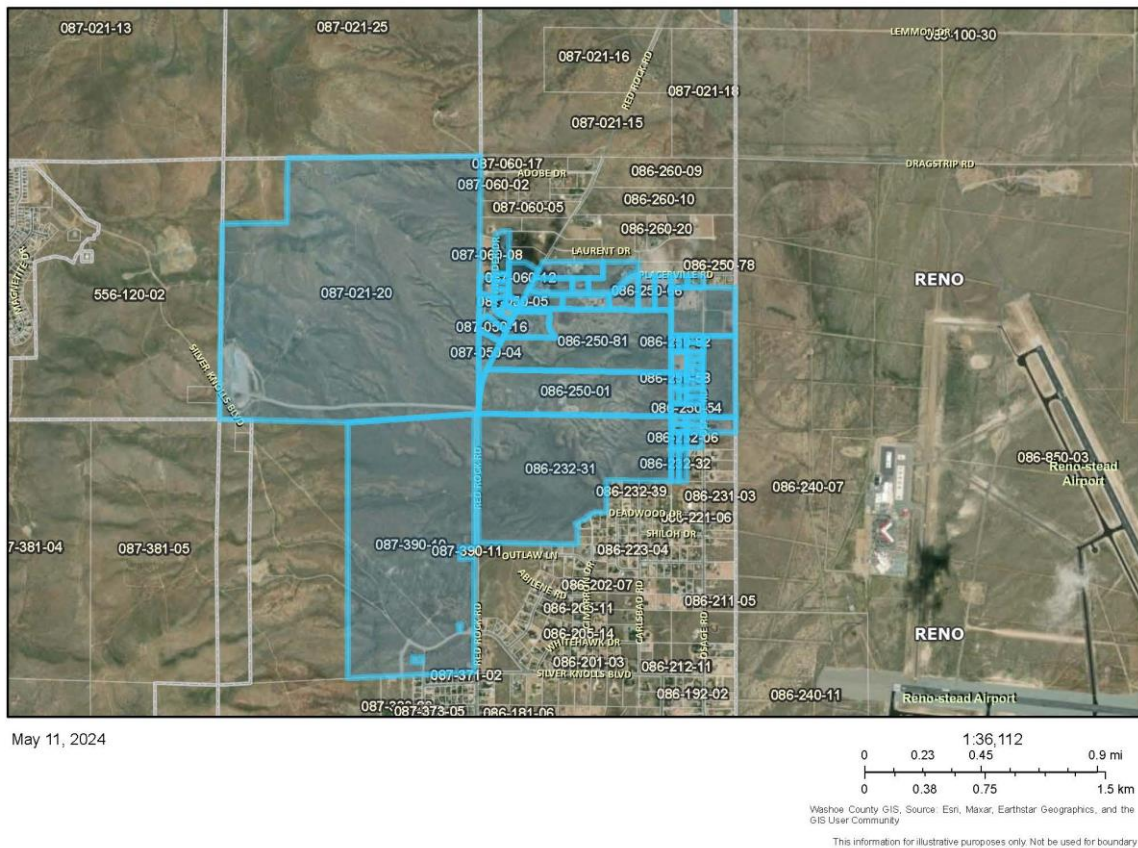


Janelle K. Thomas, P.E., C.F.M. (she/her/hers)
Senior Licensed Engineer | Community Services Department
jktomas@washoecounty.gov | Office: 775.328-3603 | Cell: 775.813.3894
1001 E. Ninth Street, Building A, Reno, NV 89512

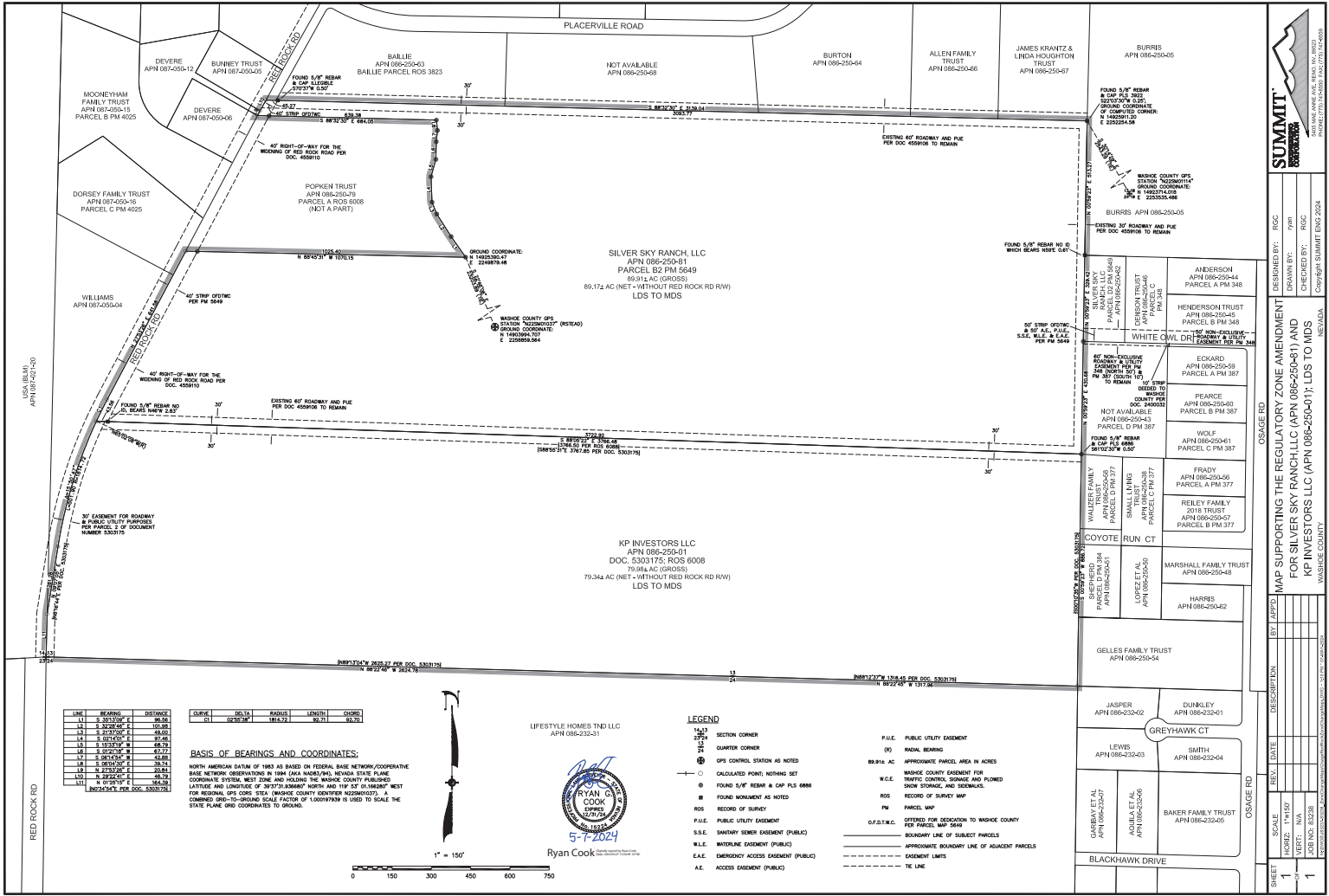


Public Notice

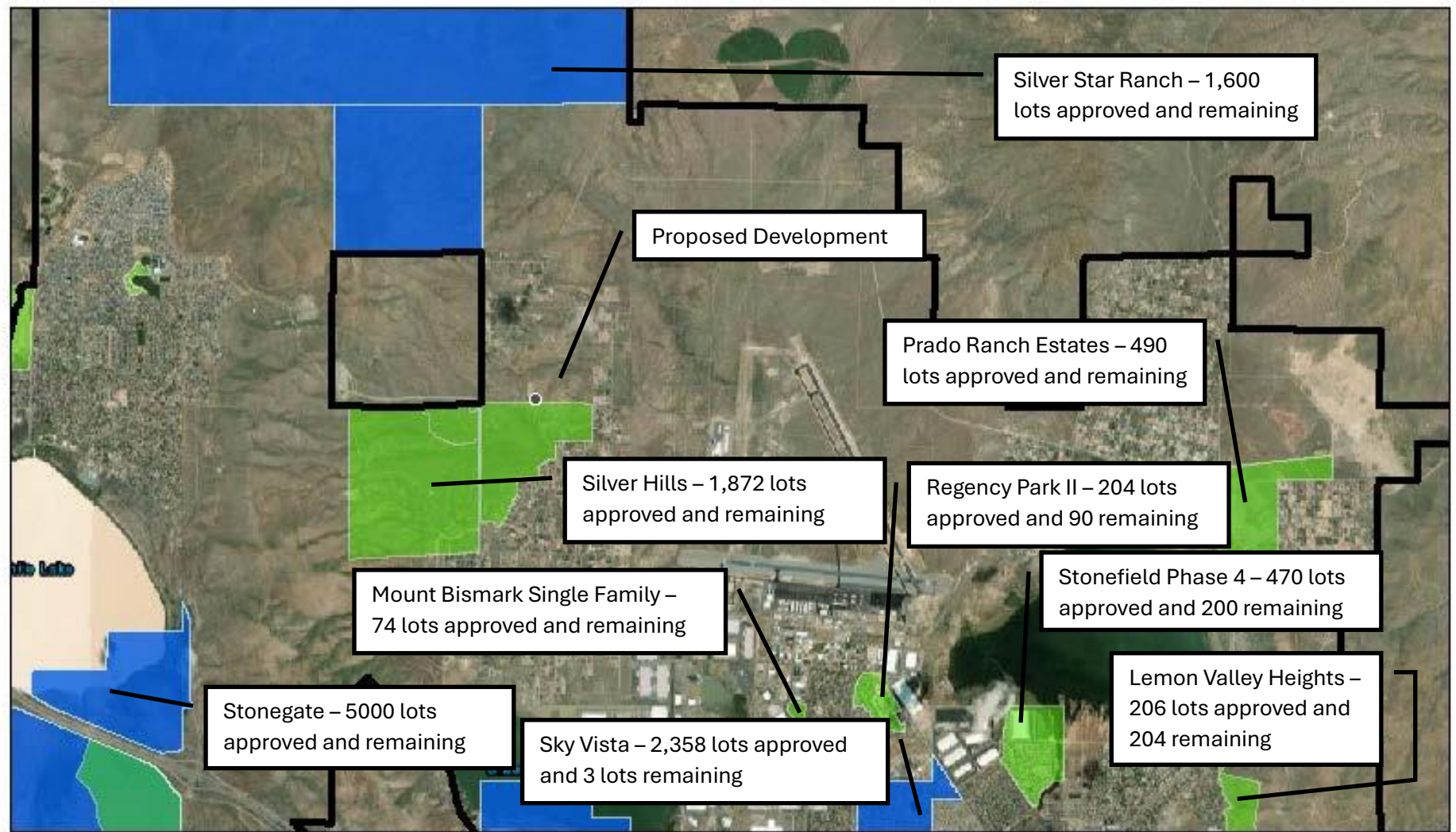
Pursuant to Washoe County Development Code Section 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 750-foot radius of the subject property, noticing 41 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP




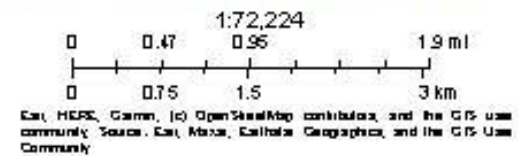
Approved Future Units



7/16/2024, 2:18:53 PM

 Truckee Meadows Services Area (TMSA) Planned Unit Development Boundaries

 Tentative Map Boundaries



Fruckan Meadows Regional Planning Agency
Earthstar Geographics (East, HERE, Garmin)

Community Services Department
Planning and Building
**REGULATORY ZONE AMENDMENT
APPLICATION**



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:		Initial:	
County Commission District:		Planning Area:	
CAB(s):		Master Plan Designation(s):	
		Regulatory Zoning(s):	

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, distance and direction from nearest intersection)?

--

- b. Please list the following proposed changes (attach additional sheet if necessary).

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres

- c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

--

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils, and wildlife habitat.

--

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes, or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources, or major drainages or prime farmland?

<input type="checkbox"/> Yes, provide map identifying locations	<input type="checkbox"/> No
---	-----------------------------

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Explanation:

--

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- a. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

--

- b. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

--

8. Please describe the source and timing of the water facilities necessary to serve the amendment.

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input type="checkbox"/> Public water	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of water service.

--

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

- a. System Type:

<input type="checkbox"/> Individual septic		
<input type="checkbox"/> Public system	Provider:	

- b. Available:

<input type="checkbox"/> Now	<input type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
------------------------------	------------------------------------	------------------------------------	-----------------------------------

- c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program or not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

--

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

--

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

12. Community Services (provided name, address and distance to nearest facility).

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

Projects of Regional Significance Information For Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency (TMRPA) for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

Findings. To make a recommendation for approval, all of the following findings must be made by the 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; 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 When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

MEMORANDUM

Our File Number:

TO: Timothy Evans
Jennifer Gustafson

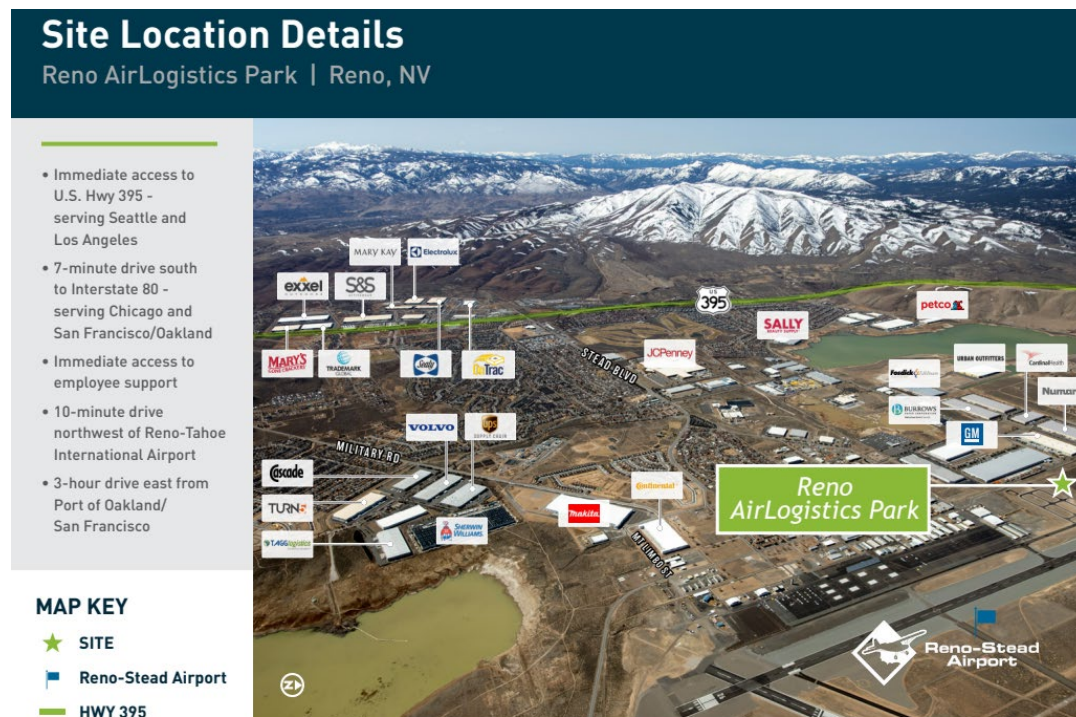
FROM: Garrett D. Gordon

DATE: October 8, 2024

SUBJECT: Red Rock Supplemental Findings for APNs: 086-250-81 and 086-250-01

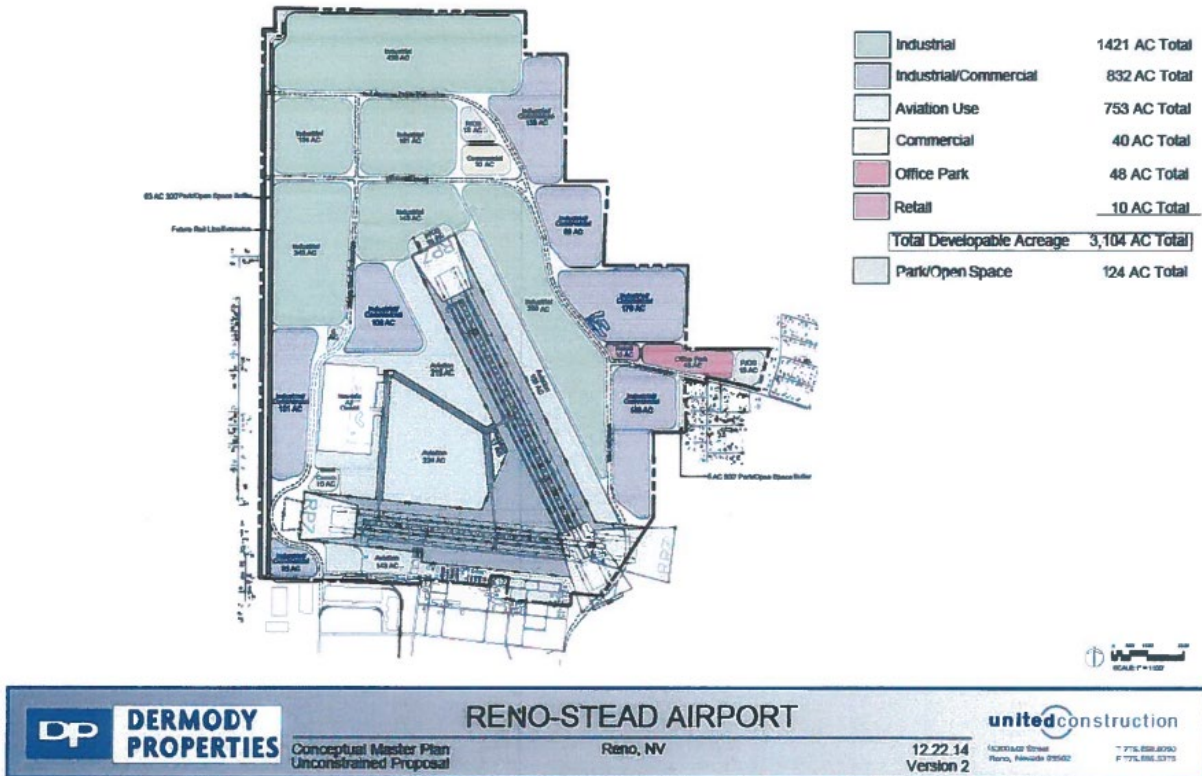
(2) Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

The Subject Properties are surrounded by industrial land uses that require housing. The MDS zoning designation will allow for a modest increase in density (consistent with the Master Plan) that will not only support the existing employment opportunities in the immediate area but will also support the Reno AirLogistics Center that is currently under construction by Dermody Properties. See below site location details of the Reno AirLogistics Park.



Below are the proposed land uses for the Reno-Stead Airport, which include Industrial, Commercial, Office Park and Retail, but no residential. The rezoning of the Subject Properties to MDS will support this employment center.

EXHIBIT B CURRENT CONCEPT PLAN

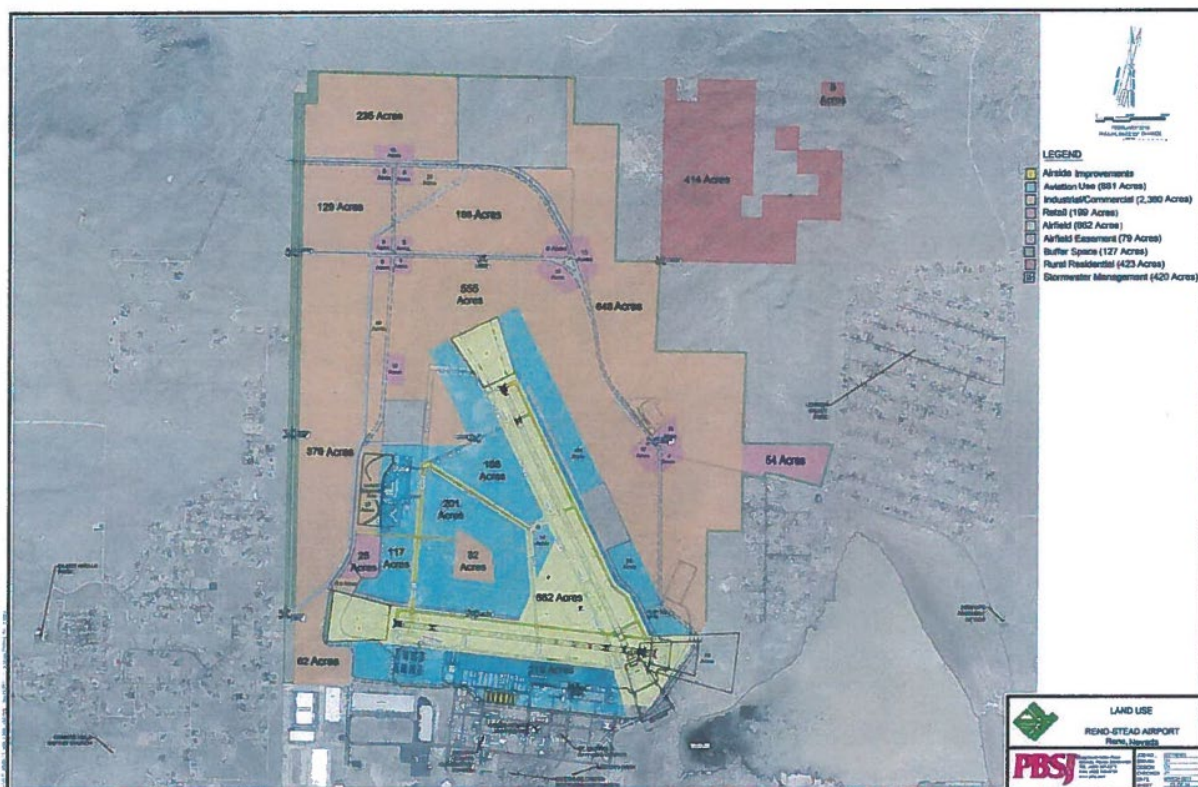


The Subject Properties are also contiguous to the Silver Hills Specific Plan. The property owners of the Silver Hills Specific Plan support rezoning the Subject Properties to MDS. The Subject Properties will also include a 50-foot Open Space buffer along the north and east boundary lines to create a buffer from existing residential land uses. This will provide for the necessary compatibility for all surrounding land uses.

(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.

The Subject Properties are located near the Reno-Stead Airport including the Reno AirLogistics Center. Dermody Properties entered into a Development Agreement with the Reno-Tahoe Airport Authority to develop the Reno AirLogistics Park that will “consist of the development of approximately 1,700-3,000 acres of certain land as set forth in Exhibit A for the construction, operation and/or maintenance of office buildings, flex office buildings, Aeronautic Use, manufacturing, industrial and other approved uses, including all supporting infrastructure necessary for the operation of such uses, including but not limited to roadways, parking areas, curbs, gutters, drainage facilities, water, sewer, gas, telephone, high speed data cables and other utilities sufficient for the same.”

EXHIBIT A



Phase 1 of the Reno AirLogistics Park is currently under construction and includes 1,118,000 square feet of warehouse/industrial space located on approximately 58 acres in the southwest corner of the Reno Stead Airport property. The project location is shown on Figure 1 and the site plan is shown on Figure 2.

Figure 1



Figure 2



(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 physical growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Rezoning the Subject Properties to MDS is consistent with the growth in the area. This planned growth is also supported by the planned infrastructure such as the following RTP Regional Road Improvements:

- (2017-2021) Lemmon Drive (Sky Vista Parkway to Military Road) – Widen from four lanes to six lanes
- (2022-2026) Moya Boulevard (Red Rock Road to Echo Avenue) – Widen from two lanes to four lanes Military Road (Lemmon Drive to Echo Avenue)

The Subject Properties are contiguous to the Silver Hills Specific Plan. The proposed sewer and water plans for the Silver Hills development are shown in Figures 4-1, 4-2, 4-3 (sewer) and 4-4 (water) in the Silver Hills Specific Plan. This infrastructure is expensive, and it would be highly

advantageous to spread the cost of this infrastructure to additional units to achieve lower housing costs. Given the proximity of the Subject Properties, the Subject Properties will utilize the same water and sewer infrastructure and therefore this infrastructure cost can also be absorbed by the proposed MDA zoning on the Subject Properties. This will reduce the cost to construct both the Silver Hills and Subject Properties which, as a result, will keep housing prices as low as possible. This is consistent with the Lifestyle Homes mission to provide entry level housing to the residents of Northern Nevada.

Evans, Timothy

From: Gordon, Garrett <GGordon@lewisroca.com>
Sent: Wednesday, October 16, 2024 12:14 PM
To: Evans, Timothy
Cc: Lloyd, Trevor; Ross, Trenton D.; Gustafson, Jennifer; Cannito, Alexandria
Subject: RE: WRZA24-0003 (White Owl Drive and Red Rock Road) and WRZA24-0004 (Osage Road)

Follow Up Flag: Follow up
Flag Status: Flagged

This Message Is From an External Sender

This message came from outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.

Report Suspicious

Tim,

The RGJ is reporting on the exciting new project in the Reno AirLogistics Park at the Stead Airport:
<https://www.rgj.com/story/news/money/business/2024/10/15/lyten-building-world-first-lithium-sulfur-battery-gigafactory-in-reno/75689754007/>

The article confirms, "Once built, the facility will manufacture up to 10 gigawatt hours of lithium-sulfur batteries per year and **employ 200 workers**. Lyten plans to increase **staffing to over 1,000 employees**."

This is additional support for compatibility, desired pattern of growth, and data/facts supporting changed circumstances for both applications.

Thanks,
Garrett

Garrett D. Gordon
Partner

ggordon@lewisroca.com
D. 775.321.3420

Click HERE to learn more about the Lewis Roca and
Womble Bond Dickinson planned combination
effective January 1, 2025.



DESIGNED BY:	RGC
DRAWN BY:	rcook
CHECKED BY:	RGC

Copyright SUMMIT ENG 2024

MAP SUPPORTING THE REGULATORY ZONE AMENDMENT
FOR SILVER SKY RANCH, LLC (APN 086-250-81) AND
KP INVESTORS LLC (APN 086-250-01); LDS TO MDS & OS
WASHINGTON COUNTY NEVADA

SHEET	SCALE	REV.	DATE	DESCRIPTION	BY	APP'D
1	HORIZ: 1"=150'					
	VERT: N/A					
1	JOB NO: 83238					

N:\DWG\SW\03237\83238_ZoneChange\MapInfo\Change\RedZoneChange\MapInfo.DWG - 402 PM - 11-SEP-2024



November 8, 2024

Robert Lissner
Lifestyle Homes TND
4790 Caughlin Parkway PMB 519
Reno, NV 89519

Preliminary Traffic Evaluation – WRZA24-0003 White Owl Drive & Red Rock Road

Dear Mr. Lissner,

This letter provides a preliminary traffic evaluation for a Regulatory Zone Amendment for the proposed WRZA24-0003 White Owl Drive & Red Rock Road project (APN's 086-250-01 and 086-250-81) in Washoe County, Nevada. The project site is generally located on Red Rock Road south of Placerville Drive as shown in **Exhibit 1**. The project proposes to amend the existing zoning of approximately 164 acres from Low Density Suburban (LDS) to Medium Density Suburban (MDS). The zoning change would allow the project to increase the density of single-family detached homes from 1 unit per acre to 3 units per acre. A preliminary zoning map is included in **Attachment A**.

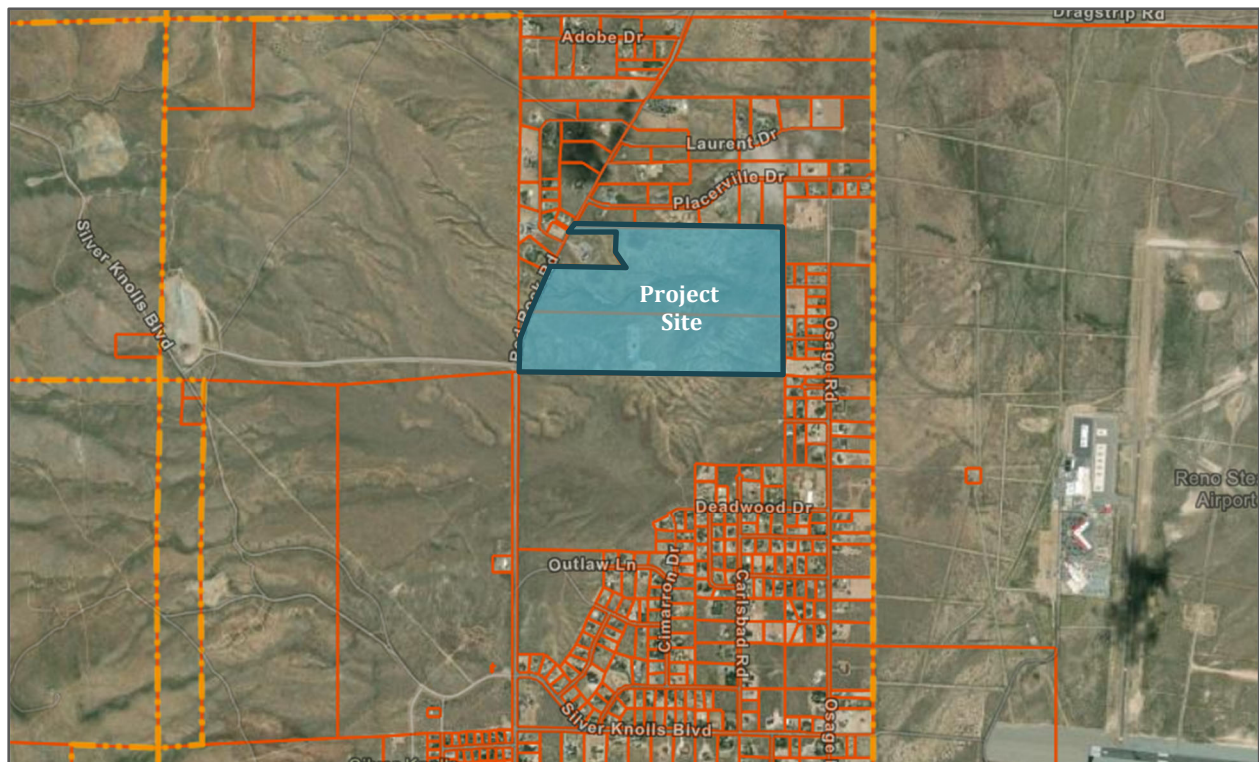


Exhibit 1. Project Location

Headway Transportation, LLC
5482 Longley Lane, Suite B, Reno, Nevada 89511
775.322.4300
www.HeadwayTransportation.com

Project Conditions

Trip Generation

Trip generation estimates were calculated based on standard trip rates presented in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 11th Edition*. **Table 1** shows the Daily, AM peak hour, and PM peak hour trip generation comparison by increasing the density of the 164-acre project from 1 unit per acre to 3 units per acre.

Table 1: Trip Generation Estimates

Land Use (ITE Code)	Zoning	Units	Trips				
			Daily	AM Total	AM In/Out	PM Total	PM In/Out
Single Family Detached Housing (210)	LDS	164	1,548	115	29 / 86	154	97 / 57
Single Family Detached Housing (210)	MDS	492	4,640	344	86 / 258	462	291 / 171
Difference		328	3,092	229	57 / 173	308	194 / 114

Source: Headway Transportation, 2024

As shown in the table, the proposed project zoned as Medium Density Suburban (MDS) could generate approximately 4,640 Daily, 344 AM peak hour, and 462 PM peak hour trips. With the Regulatory Zone Amendment, the trip generation for the proposed project is expected to increase by approximately 3,092 Daily, 229 AM peak hour, and 308 PM peak hour trips.

Trip Distribution

Project trips were distributed to the adjacent roadway network based on existing traffic volumes, the locations of complimentary land uses, and anticipated travel patterns. Project trips were distributed based on the following:

- ▶ 85% to/from US 395 via Red Rock Road
- ▶ 10% to/from the east via Moya Boulevard
- ▶ 5% to/from the east via Silver Lake Road

For the purposes of this preliminary analysis, all project traffic was assigned south from the site on Red Rock Road toward Moya Boulevard, Silver Lake Road, and US 395.

Preliminary Traffic Evaluation

Roadway Segment Level of Service Criteria

The *Silver Hills Traffic Analysis* (Solaegui Engineers Ltd, 2017) stated level of service criteria for build-out of Red Rock Road as shown in **Table 2**.



Table 2: Level of Service Criteria for Roadway Segments

Facility/Lanes	Average Daily Traffic Volume			
	LOS B	LOS C	LOS D	LOS E
Arterial with Moderate Access Control				
2 Lanes	<5,500	5,501 – 14,800	14,801 – 17,500	17,501 – 18,600
4 Lanes	<12,000	12,001 – 32,200	32,201 – 35,200	35,201 – 36,900
6 Lanes	<18,800	18,801 – 49,600	49,601 – 52,900	52,901 – 55,400
8 Lanes	<25,600	25,601 – 66,800	66,801 – 70,600	70,601 – 73,900

Source: *Silver Hills Traffic Analysis* (Solaegui Engineers Ltd, 2017) based on the 2040 RTP

Level of Service Policy

The 2050 Regional Transportation Plan (RTP) establishes level of service criteria for regional roadway facilities in the City of Reno, City of Sparks, and Washoe County. The current level of service policy is:

- ▶ “All regional roadway facilities projected to carry less than 27,000 ADT at the latest RTP horizon – LOS D or better.”
- ▶ “All regional roadway facilities projected to carry 27,000 or more ADT at the latest RTP horizon – LOS E or better.”
- ▶ “All intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridors”.

Based on the above policy, the policy operational threshold for roadway facilities carrying less than 27,000 ADT is LOS “D” and for roadway facilities carrying greater than 27,000 ADT is LOS “E”.

Anticipated Improvements

Traffic improvements have recently been constructed or are anticipated in the future within the study area as follows:

- ▶ Recent traffic signal installations at the Red Rock Road / Moya Boulevard and Red Rock Road / Silver Lake Road intersections
- ▶ Planned Red Rock Road widening – 2 to 4 lanes between US 395 and Placerville Drive
- ▶ Planned Moya Boulevard widening – 2 to 4 lanes between Red Rock Road and Echo Avenue

The planned widenings on Red Rock Road and Moya Boulevard are anticipated to occur within the 2026-2030 horizon per the Washoe County 2050 Regional Transportation Plan (RTP).

Baseline Plus Project Conditions

NDOT has an existing count station (0310473) on Red Rock Road just north of Moya Boulevard. Based on the existing NDOT traffic data, Red Rock Road between Osage Road and Moya Boulevard currently carries 6,102 Average Daily Traffic (ADT) on a typical weekday and 4,250 Annual Average Daily Traffic (AADT)



including weekend and seasonal adjustments. This analysis conservatively uses the existing 6,102 ADT which assesses peak weekday conditions. NDOT does not have any other count stations on Red Rock Road. Therefore, roadway segment volumes between the US 395 ramps and Moya Boulevard were estimated by applying an industry standard 10% K-factor (multiplying the peak hour volumes by a factor of ten) from recent turning movement counts conducted at the Red Rock Road / Silver Lake Road intersection obtained from the *Intersection Control Evaluation US 395/Red Rock Road Interchange* (Headway Transportation, 2024).

Headway Transportation is aware of an additional Regulatory Zone Amendment application for the proposed WRZA24-0004 Osage Road project (APN's 086-350-37, 086-370-09, 086-370-18, 086-370-10). To be comprehensive and conservative, project traffic for the WRZA24-0004 Osage Road project was added to the existing roadway segment volumes to create Baseline traffic volumes. Traffic from the proposed project was then added to the Baseline traffic volumes (including WRZA24-0004 Osage Road) to obtain Baseline Plus Project traffic volumes. The resulting Baseline Plus Project study roadway segment traffic volumes and level of service are shown in **Table 3**.

Table 3: Baseline Plus Project Roadway Segment Analysis

Roadway Segment	Lanes	Baseline		Project Trips	Baseline Plus Project	
		ADT	LOS		ADT	LOS
Osage Rd to Moya Blvd	2	6,414	C	4,640	11,054	C
Moya Blvd to Silver Lake Rd	4	11,083	B	4,176	15,259	C
Silver Lake Rd to US 395 Ramps	4	14,733	C	3,944	18,677	C

As shown in the table, the study roadway segments are anticipated to operate within policy level of service thresholds under Baseline Plus Project Conditions.

Future (20-Year Horizon) Plus Project Conditions

Future traffic projections on Red Rock Road were obtained from The *Silver Hills Traffic Analysis* (Solaegui Engineers Ltd, 2017) which considers build-out of Silver Hills and nearby planned development projects. The future traffic volumes presented are far greater than the Washoe County RTC 2050 Travel Demand Model. The 2050 Travel Demand Model projects that Red Rock Road will carry approximately 21,121 Average Daily Traffic (ADT) between Silver Lake Road and the US 395 Ramps in the 2050 horizon. It is assumed that this project, zoned as LDS, was generally accounted for in the background growth within the *Silver Hills Traffic Analysis* (Solaegui Engineers Ltd, 2017). Therefore, under Future Year Plus Project Conditions, the increase in project traffic generated from rezoning from LDS to MDS was added to the Future traffic volumes. To be comprehensive, the additional traffic generated from the WRZA24-0004 Osage Road rezone application was also added to the Future (no project) traffic volumes. The resulting Future (20-Year Horizon) Plus Project study roadway segment traffic volumes and level of service are shown in **Table 4**. Note that the resulting Future (20-Year Horizon) Plus Project traffic volumes are generally consistent with the future traffic volumes presented in the *North Valleys Multimodal Transportation Study* (Traffic Works, 2017)



Table 4: Future (20-Year Horizon) Plus Project Roadway Segment Analysis

Roadway Segment	Lanes	Future		Project Trips	Future Plus Project	
		ADT	LOS		ADT	LOS
Osage Rd to Moya Blvd	2	29,079	F	3,092	32,171	F
	4		C			C
Moya Blvd to Silver Lake Rd	4	25,884	C	2,783	28,667	C
Silver Lake Rd to US 395 Ramps	4	32,523	D	2,628	35,151	D

As shown in the table, the study roadway segments are anticipated to operate within policy level of service thresholds with the planned Red Rock Road widening from 2 to 4 lanes between Osage Road and Moya Boulevard which is programmed in the 2026-2030 horizon per the 2050 RTP.

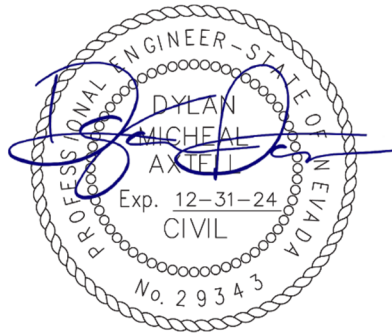
Conclusions

The following is a list of key findings and recommendations:

- ▶ With the Regulatory Zone Amendment, the trip generation for the proposed project is expected to increase by approximately 3,092 Daily, 229 AM peak hour, and 308 PM peak hour trips.
- ▶ Under Baseline Plus Project Conditions, the study roadway segments are anticipated to operate within level of service policy.
- ▶ Under Future Plus Project Conditions, the study roadway segments are anticipated to operate within policy level of service thresholds with the planned Red Rock Road widening from 2 to 4 lanes between Osage Road and Moya Boulevard.
- ▶ It is anticipated that the regional improvements on Red Rock Road will be adequate to carry the Silver Hills project plus additional traffic generated with this Regulatory Zone Amendment. A project specific Traffic Impact Study and recommendations regarding access will be provided with the Tentative Map Application as is the standard process.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

Sincerely,
Headway Transportation, LLC



Dylan Axtell, PE
Associate Engineer

Attachments: Attachment A – Preliminary Zoning Map

