

Washoe County Planning Commission



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# **WMPA25-0004 & WRZA25-0005 (Sunset Ranch)**

December 2, 2025

The request is to approve a master plan map and a regulatory zone amendment on one 41.7-acre parcel in the South Valleys Planning Area.

- The master plan land use designation change is to go **from** Rural **to** Rural Residential (RR); and
- A regulatory zoning change on the same parcel **from** General Rural (GR) **to** Medium Density Rural (MDR).

# Aerial Image



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Franktown Rd

Old US 395

Subject  
Parcel

Wilson  
Commons  
Park

Wilson  
Commons  
Park

# Area Characteristics

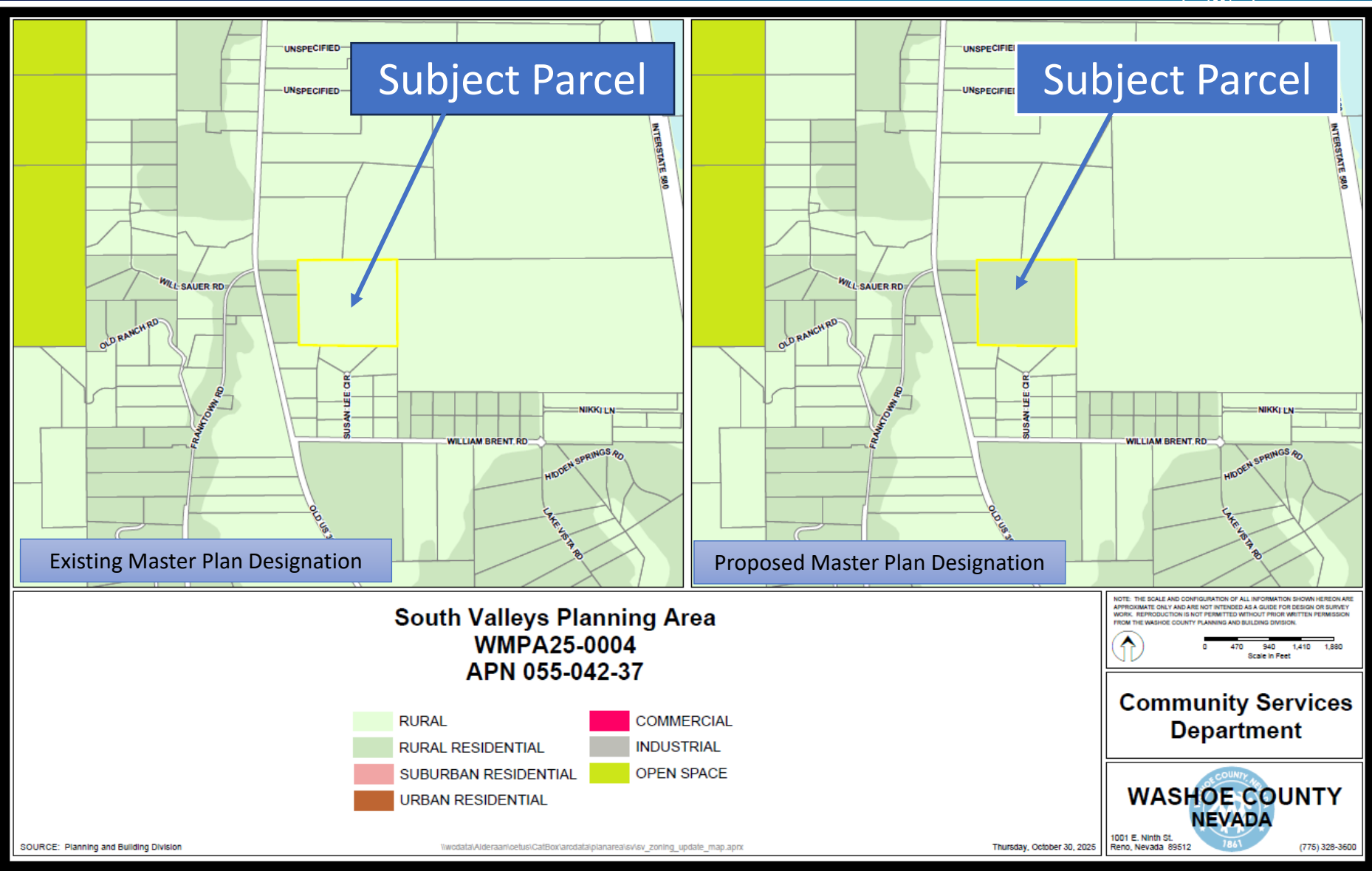


- The 41.7 acre parcel is mostly undeveloped agriculture land.
- Site access is located along the northern property boundary via a private unpaved road that connects to Old US 395 through the property to the west, which is owned by the applicant.
- The site is entirely fenced with barbed wire for cattle grazing.
- Appropriate access easements for any newly created parcel(s) would be addressed as part of the map entitlement process.

# MPA Request



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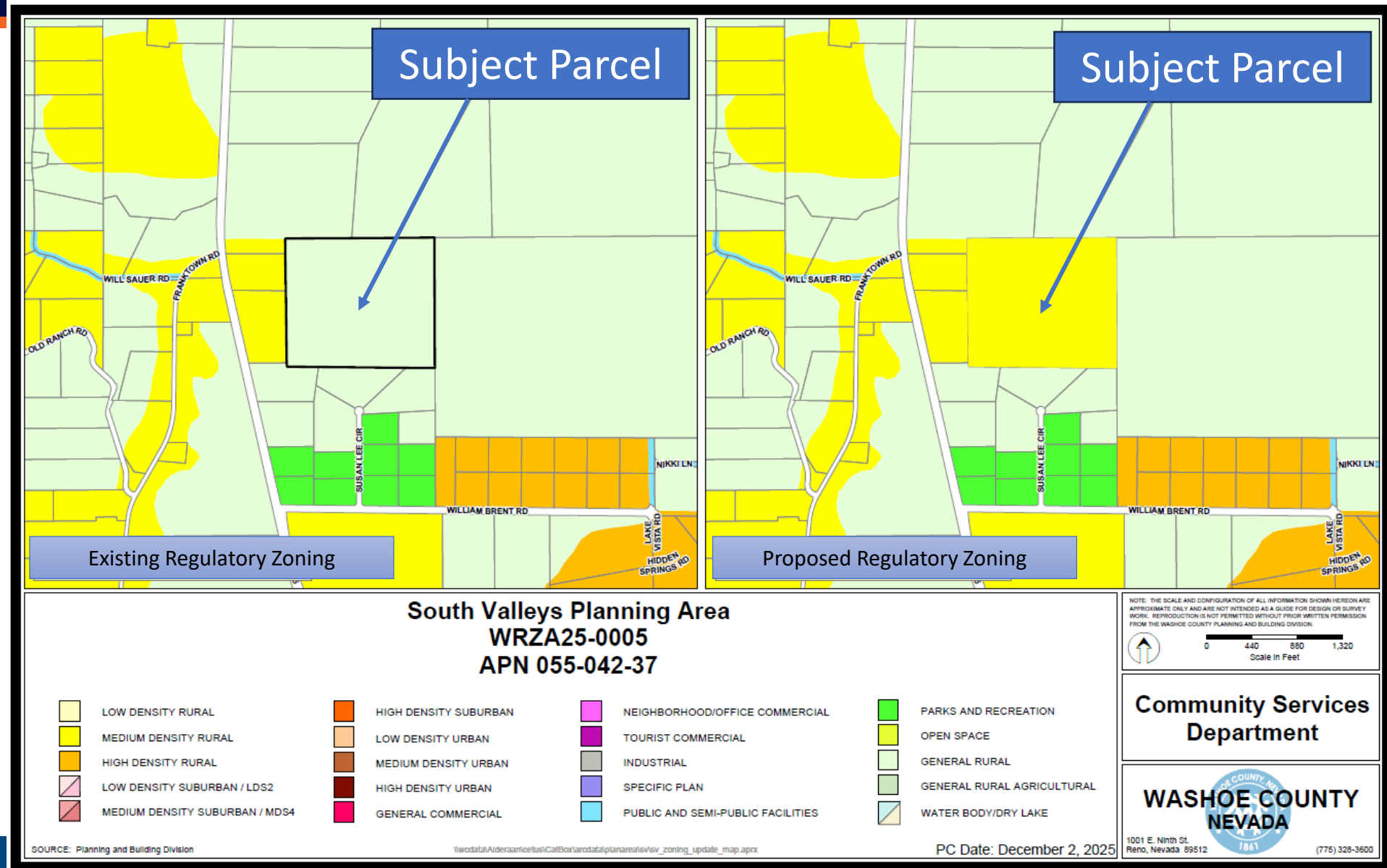




# RZA Request



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- The “Sunset Ranch” properties have been owned by the Gillemot family for nearly three decades and includes 9 adjoining parcels totaling ±578 acres in size.
- The applicant states the intent of the subject amendments is to eventually develop a maximum of 4 parcels through a future mapping entitlement and are intended to serve as future home sites for family members.
- The proposed parcel sizes are expected to range from approximately 6.0 acres to 19.0 acres.
- The applicant states the remaining portion of Sunset Ranch properties, outside of the project site, will continue to operate as they currently do.

# MPA Evaluation



- Envision Washoe 2040 Master Plan states the Rural (R) designation *is a land use category intended for remote areas suited to commercial agriculture, extraction, energy production, or rural commerce, with residential lots typically over 40 acres.*
  - While the area is rural, it is not necessarily remote and is surrounded by existing 5-acre lots to the west and south.
- The proposed Rural Residential (RR) designation better supports the areas vision by allowing for larger residential lots, small-scale agriculture, conservation, and rural commerce, with densities ranging from one unit per 40 acres to one per five acres.
- The zoning options under RR also more effectively support these uses than those available under the current R designation and are more compatible with surrounding uses and is reflective of the adjacent residential lots which average 5-acres.



- The proposal would change the regulatory zone on the same parcel from General Rural (GR) to Medium Density Rural (MDR).
- Although the MDR regulatory zone allows for a minimum lot size of 4-acres, the location of the project site, outside of the Truckee Meadows Service Area (TMSA), requires a minimum of 5-acres for dwellings to be served by well and septic.
- Therefore, approval of this amendment would allow a maximum of eight (8) potential future parcels.

# Availability of Facilities



- Adequate dry utilities serve the site & can feasibly be extended to serve future development.
- This includes the extension of existing power and communication services into the project site from the adjacent properties.
- Water will be provided through the granting of water rights owned by the applicant and permitted wells for each parcel can be accommodated on a minimum 5-acre parcel.
- It is anticipated that future development of 5-acre minimum parcels will be able to accommodate residential septic system and leech fields for each parcel.

# Access, Traffic & Circulation



- The internal road network will be established via appropriate easements through a future mapping entitlement process.
- The site is already capable of accommodating future traffic and is large enough to allow future development to include separate onsite drive aisles for ingress and egress for residential development.
- Future development of the project site would require additional site improvements including drainage facilities and would be evaluated based on the density and intensity of future development and designed to meet the minimum requirements outlined in Washoe County Development Code.

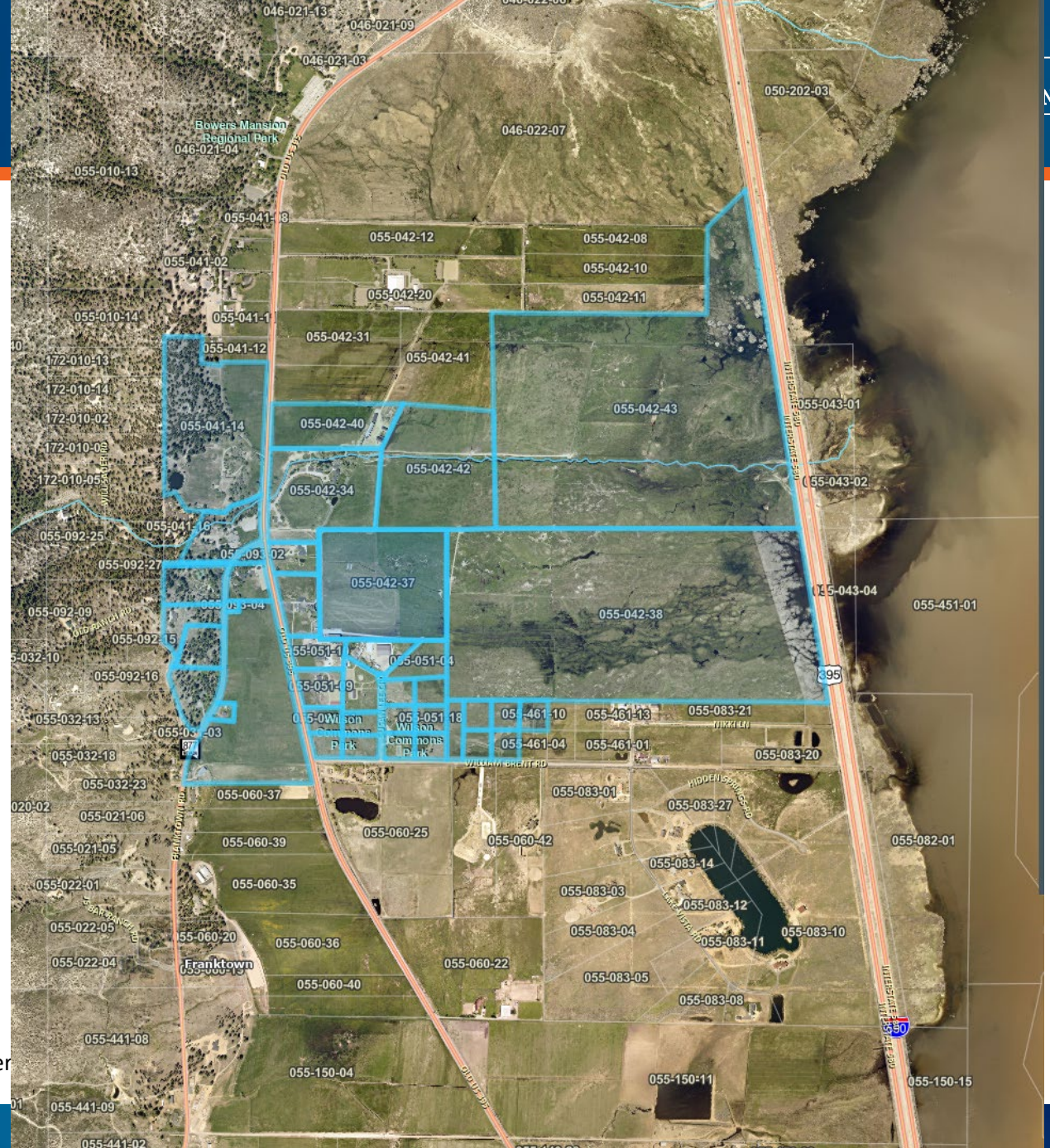
- A neighborhood meeting was held via “Google Meet” on August 25, 2025.
- Questions/comments included:
  - Noticing requirements for the neighborhood meeting
  - Purpose of the requested amendment
  - Development potential, site access and drainage (applicant responded that future lot size and compatibility will be addressed as part of a future map application with the intent to have a maximum of four parcels)
  - Questions on process and how to provide comment



# Noticing

- Property owners within 1,300 feet of the site were noticed and 42 notices were sent out
- No emails or phone calls were received
- A legal ad was placed in the Reno Gazette Journal 10 days before the public hearing date.

Village Green Commer





# Reviewing Agencies & Findings



- Applicable agencies reviewed the application, their comments are included in the staff report.
- Staff can make all the findings as explained in the staff report.

# Possible Motions



- Possible motions can be found in the staff report

# Thank you

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