



WASHOE COUNTY

"Dedicated To Excellence in Public Service"

www.washoecounty.us

CM/ACM _____

Finance _____

DA _____

Risk Mgt. N/A _____

HR N/A _____

Comptroller _____

STAFF REPORT

BOARD MEETING DATE: January 12, 2016

DATE: December 11, 2015

TO: Board of County Commissioners

FROM: Trevor Lloyd, Senior Planner, Planning and Development Division
Community Services Dept., 328-3620, tlloyd@washoecounty.us

THROUGH: William H. Whitney, Division Director, Planning and Development
Community Services Department, 328-3617, bwhitney@washoecounty.us

SUBJECT: Master Plan Amendment Case No. MPA15-005 and Regulatory Zone Amendment Case No. RZA15-008 – Hearing, discussion, and possible action to approve (1) an amendment to Southwest Truckee Meadows Area Master Plan Category on four parcels of land totaling approximately 155 acres from a mix of Rural (R) (139.92 acres) and Suburban Residential (SR) (15.07 acres) to 69.60 acres of Rural (R), 59.20 acres of Rural Residential (RR) and 26.1 acres of Suburban Residential (SR) on the subject parcels (APN: 041-671-01, 041-0650-02, 041-662-12 & 41-650-03); and (2) an amendment to the Southwest Regulatory Zone Map, changing the Regulatory Zone on four parcels of land totaling approximately 155 acres from a mix of General Rural (GR) (139.92 acres) and Low Density Suburban (LDS) (15.07 acres) to 69.60 acres of General Rural (GR), 59.20 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS) subject to the adoption of Master Plan Amendment Case No. MPA15-005. To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Southwest Truckee Meadows Area Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. The applicant is The Ridges at Hunter Creek, LLC and Ridges Development Inc. and the property is located South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive; Section 19 & 30, T19N, R19E, MDM. The property is within the Truckee Meadows Service Area and within the West Truckee Meadows Citizen Advisory Board Boundary. The Development Code sections applicable to this amendment are Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone.

And if approved,

Authorize the Chair to sign the resolutions to adopt the amendments to the Southwest Truckee Meadows Area Plan and the Southwest Regulatory Zone Map after a determination of conformance with the Truckee

AGENDA ITEM # _____

Meadows Regional Plan by the Truckee Meadows Regional Planning Commission. (Commission District 1.)

SUMMARY

The applicant, The Ridges at Hunter Creek, LLC and Ridges Development Inc., have submitted a Master Plan Amendment (MPA15-005) and Regulatory Zone Amendment (RZA15-008) requesting to:

- Amend the Southwest Truckee Meadows Area Plan to change the Master Plan Category on four parcels of land totaling approximately 155 acres from a mix of Rural (R) (139.92 acres) and Suburban Residential (SR) (15.07 acres) to 69.60 acres of Rural (R), 59.20 acres of Rural Residential (RR) and 26.1 acres of Suburban Residential (SR); and,
- Amend the Southwest Regulatory Zone Map on four parcels of land totaling approximately 155 acres from a mix of General Rural (GR) (139.92 acres) and Low Density Suburban (LDS) (15.07 acres) to 69.60 acres of General Rural (GR), 59.20 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS).

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

PREVIOUS ACTION

The Washoe County Planning Commission held a public hearing on December 1, 2015 for the proposed Master Plan Amendment (MPA15-005) and Regulatory Zone Amendment (RZA15-008), and unanimously recommended adoption of both requests to the Board of County Commissioners.

BACKGROUND

The applicants are asking to amend the Washoe County Master Plan – Southwest Truckee Meadows Master Plan map and the Southwest Regulatory Zone map for the purpose of increasing the allowable residential density on four parcels totaling 154.99 acres. The proposed Master Plan Amendment would modify the Southwest Truckee Meadows Master Plan Map to adjust the existing master plan categories as follows:

Rural - Existing: 139.92 acres; Proposed: 69.60 acres
Rural Residential - Existing: 0 acres; Proposed: 59.20 acres
Suburban Residential - Existing: 15.07 acres; Proposed: 26.10 acres

The proposed Southwest Regulatory Zone Amendment would modify the existing regulatory zones as follows:

GR - Existing: 139.92 acres; Proposed: 69.60 acres
HDR - Existing: 0 acres; Proposed: 59.20
LDS - Existing: 15.07 acres; Proposed 26.10 acres

The proposal would increase the potential number of residential lots in the project area from 18 lots (on 91.53 acres) to 50 lots (on 154.99 acres) resulting in a net potential increase of 32 lots.

The subject property is the site of a previously approved tentative subdivision map that included a 53 lot common open space subdivision known as the Hunter Creek Development. Thirty lots in that development were recorded while the remaining 23 lots expired. When the subdivision expired, the applicants lost some residential density due to the location of the recorded lots which comprised a large percentage of the LDS regulatory zone leaving most of the remaining property as GR, which has a one dwelling per forty acre density. The applicants are seeking the proposed master plan amendment and regulatory zone amendment to reclaim some of the density that was lost when the subdivision expired.

The proposed master plan categories and regulatory zones reflect the slope constraints on the property. The applicants have conducted a slope analysis that provides more accurate topographic information than previously available when the master plan land use designation was originally adopted under the prior one map system. The maps reveal that the slopes on the property previously designated Rural include areas that have slopes between 0 and 15% consistent with Suburban Residential master plan categories on a portion of the site (as well as on adjacent property to the east) and slopes less than 30% which are also suitable for development. In addition, a portion of the property was approved in the past as part of a 53 lot common open space subdivision. Thirty lots in the development were recorded while the remaining 23 lots expired. At this time, no homes have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. A slope map is provided in the Planning Commission staff report (refer to Attachment C).

The proposed amendments allow for the expired portion of the property where roads have been graded and improvements are already in place to continue to be developed in a similar fashion as the original subdivision. In addition, the amendments address an additional 91.53 acres under the same property ownership that were anticipated for development in a future phase but were not included with the original tentative map. The additional acreage will increase the potential for the future development of the property by 32 single family residential lots.

Reno Fire Concerns

David Cochran, the City of Reno Fire Chief attended the Washoe County Planning Commission hearing and specified that the City of Reno would provide first response for fire suppression/protection per the automatic aid agreement. Chief Cochran expressed concern as this application represents an increase in density that would place an additional burden on the Reno Fire Department resources. The Planning Commission stated that there would be an opportunity to impose conditions at the time that a tentative subdivision map is submitted.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended that the Board of County Commissioners approve (1) an amendment to Southwest Truckee Meadows Area Master Plan Category on four parcels of land

totaling approximately 155 acres from a mix of Rural (R) (139.92 acres) and Suburban Residential (SR) (15.07 acres) to 69.60 acres of Rural (R), 59.20 acres of Rural Residential (RR) and 26.1 acres of Suburban Residential (SR) on the subject parcels (APN: 041-671-01, 041-0650-02, 041-662-12 & 41-650-03); and (2) an amendment to the Southwest Regulatory Zone Map, changing the Regulatory Zone on four parcels of land totaling approximately 155 acres from a mix of General Rural (GR) (139.92 acres) and Low Density Suburban (LDS) (15.07 acres) to 69.60 acres of General Rural (GR), 59.20 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS) subject to the adoption of Master Plan Amendment Case No. MPA15-005.

And if approved,

Authorize the Chair to sign the resolutions to adopt the amendment to the Southwest Truckee Meadows Area Plan and the Southwest Regulatory Zone map after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to approve (1) an amendment to Southwest Truckee Meadows Area Master Plan Category on four parcels of land totaling approximately 155 acres from a mix of Rural (R) (139.92 acres) and Suburban Residential (SR) (15.07 acres) to 69.60 acres of Rural (R), 59.20 acres of Rural Residential (RR) and 26.1 acres of Suburban Residential (SR) on the subject parcels (APN: 041-671-01, 041-0650-02, 041-662-12 & 41-650-03); and (2) an amendment to the Southwest Regulatory Zone Map, changing the Regulatory Zone on four parcels of land totaling approximately 155 acres from a mix of General Rural (GR) (139.92 acres) and Low Density Suburban (LDS) (15.07 acres) to 69.60 acres of General Rural (GR), 59.20 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS) subject to the adoption of Master Plan Amendment Case No. MPA15-005. I further move to authorize the Chair to sign the resolutions to adopt the amendment to the Southwest Truckee Meadows Area Plan and the Southwest Regulatory Zone map after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.”

Attachment A: BCC MPA Resolution

Attachment B: BCC RZA Resolution

Attachment C: December 1, 2015 Planning Commission Staff Report

Attachment D: Planning Commission MPA Signed Resolution

Attachment E: Planning Commission RZA Signed Resolution



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

**RESOLUTION
ADOPTING AN AMENDMENT TO THE SOUTHWEST TRUCKEE MEADOWS
MASTER PLAN MAP,
A PART OF THE WASHOE COUNTY MASTER PLAN
(CASE NUMBER MPA15-005)**

WHEREAS, Sections 278.150, 278.170 and 278.210, Nevada Revised Statutes, specify that the Washoe County Planning Commission may prepare, adopt and amend a master plan for all or any part of the County, subject to County Commission approval;

WHEREAS, Section 278.160, Nevada Revised Statutes, specifies that the master plan shall include the following subject matter or portions thereof as deemed appropriate: Community design, conservation plan, economic plan, historic properties preservation plan, housing plan, land use plan, population plan, public buildings, public services and facilities, recreation plan, safety plan, seismic safety plan, solid waste disposal plan, streets and highways plan, transit plan, and transportation plan, and such other plans as judged necessary;

WHEREAS, A public hearing on the adoption of the amended SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, a part of the Washoe County Master Plan, as set forth in Exhibit A, was held on December 1, 2015, by said Planning Commission;

WHEREAS, The Washoe County Planning Commission has found that the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, a part of the Washoe County Master Plan, together with the applicable maps and descriptive matter, provide a long-term general plan for the development of the County including the subject matter currently deemed appropriate for inclusion in the Master Plan, and has submitted the amendments to the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, a part of the Washoe County Master Plan, to the Board of County Commissioners, Washoe County, with the recommendation for approval and adoption thereof;

WHEREAS, Section 278.220, Nevada Revised Statutes, specifies that the Board of County Commissioners of Washoe County, Nevada, may adopt and endorse plans for Washoe County as reported by the Planning Commission, in order to conserve and promote the public health, safety and general welfare;

WHEREAS, A public hearing on the adoption of the Washoe County Master Plan, including the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, was first held on May 21, 1991, with the most recent amendment to the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP being held on September 9, 2010, by the Board of County Commissioners of Washoe County, Nevada;

WHEREAS, At the conclusion of the public hearing, the Board of County Commissioners endorsed the amendments to the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, a part of the Washoe County Master Plan, pursuant to Section 278.0282, Nevada Revised Statutes, for conformance review with the Truckee Meadows Regional Plan;

WHEREAS, A public hearing for the review of conformance of the Washoe County Master Plan, including the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, was first held on October 23, 1991, with the most recent amendment to the SOUTHWEST TRUCKEE MEADOWS

Master Plan Amendments
Southwest Truckee Meadows Area Plan
Case Number MPA15-005

MASTER PLAN MAP being held on _____ (RPC Conformance Review date), by the Truckee Meadows Regional Planning Commission, at which time the plan was deemed in conformance with the Truckee Meadows Regional Plan; and

WHEREAS, The amendment to the SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, a part of the Washoe County Master Plan, which is in conformance with the Truckee Meadows Regional Plan, has completed all the necessary requirements for adoption as specified in the Nevada Revised Statutes and Article 820, Amendment of Master Plan, of the Washoe County Development Code; now, therefore, it is hereby

RESOLVED, BY THE BOARD OF COUNTY COMMISSIONERS OF WASHOE COUNTY, NEVADA that the Board does hereby adopt and endorse the amended SOUTHWEST TRUCKEE MEADOWS MASTER PLAN MAP, included as Exhibit A to this resolution, a part of the Washoe County Master Plan, to serve as a guide for the orderly growth and development of Washoe County, Nevada.

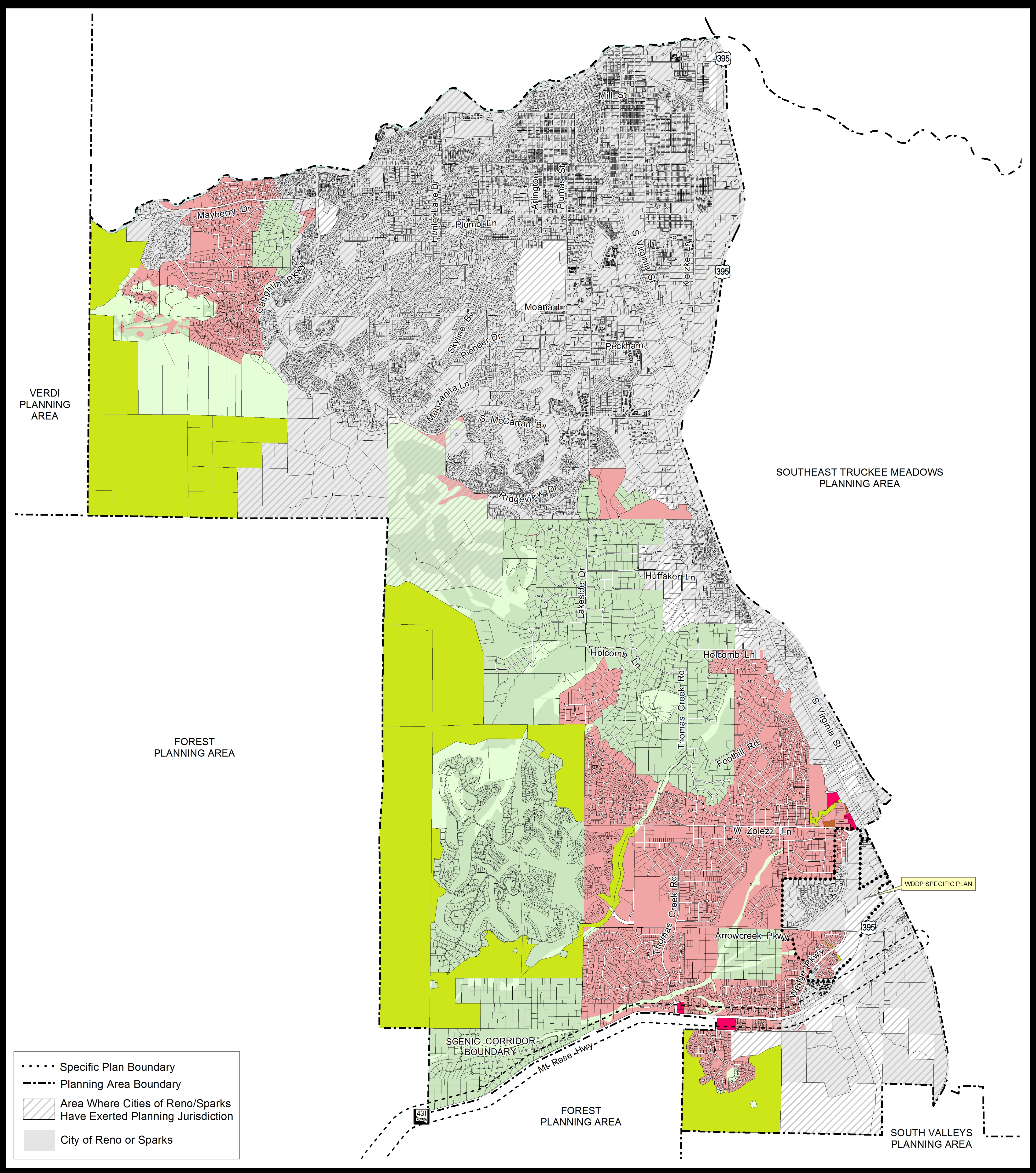
ADOPTED this 12th day of January, 2016

WASHOE COUNTY COMMISSION

Chair

ATTEST:

Nancy Parent, County Clerk



SOUTHWEST MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

0 950 1,900 3,800
Feet

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600



WASHOE COUNTY COMMISSION

1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

**RESOLUTION
ADOPTING AN AMENDMENT TO THE SOUTHWEST REGULATORY ZONE MAP
(RZA15-008)**

WHEREAS, The Ridges at Hunter Creek, LLC and Ridges Development Inc., applied to the Washoe County Planning Commission to amend the regulatory zone of four parcels (APN: 041-671-01, 041-650-02, 041-650-03 and 041-662-12) from a mix of General Rural (GR) and Low Density Suburban (LDS) to 69.60 acres of General Rural (GR), 59.2 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS) as set forth in Exhibit A attached hereto;

WHEREAS, On December 1, 2015, the Washoe County Planning Commission held a duly noticed public hearing, determined that it had given reasoned consideration to the information it had received from staff, the applicant and from public comment regarding the proposed Regulatory Zone Amendment (Case No. RZA15-008), approved the request for adoption; and, in connection therewith, made the following findings as required by Washoe County Development Code Section 110.821.15:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
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.

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case Number MPA15-005;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners affirms the findings of the Planning Commission and hereby ADOPTS the amendment to the Southwest Truckee Meadows Area Plan Regulatory Zone Map (Case No. RZA15-008), as provided in the map and documents attached hereto.

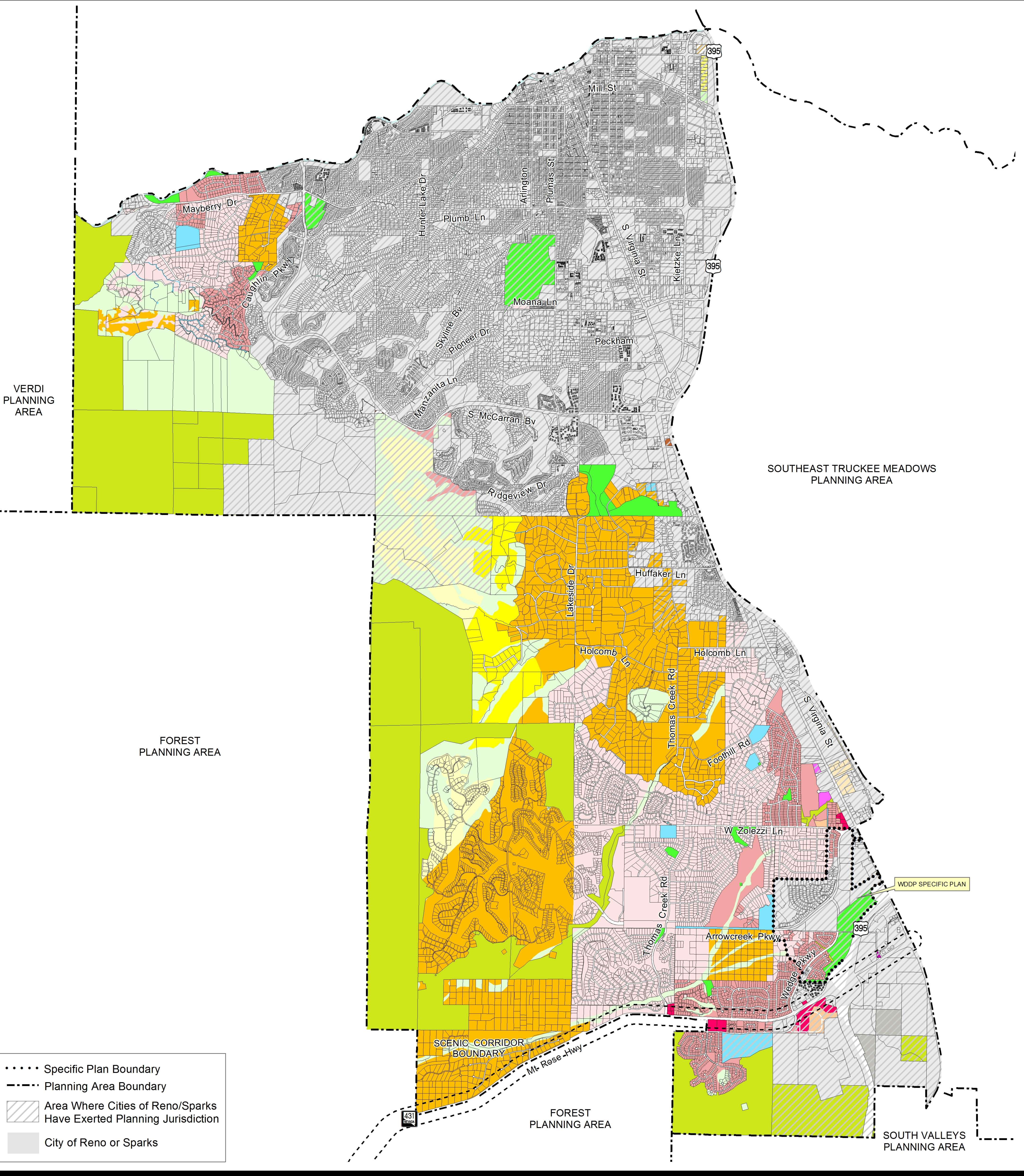
ADOPTED this 12th day of January 2016, to be effective only as stated above.

WASHOE COUNTY COMMISSION

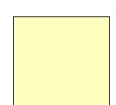
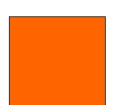

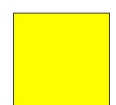
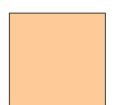

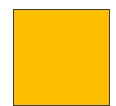
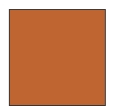

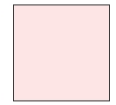


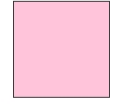

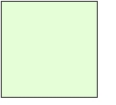
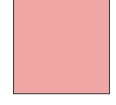
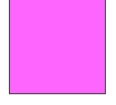

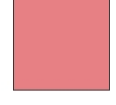
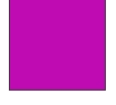
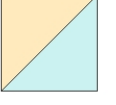
Chair

ATTEST:


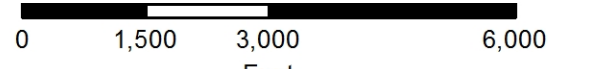
Nancy Parent, County Clerk



SOUTHWEST REGULATORY ZONE MAP

 LOW DENSITY RURAL	 HIGH DENSITY SUBURBAN	 INDUSTRIAL
 MEDIUM DENSITY RURAL	 LOW DENSITY URBAN	 PUBLIC AND SEMI-PUBLIC FACILITIES
 HIGH DENSITY RURAL	 MEDIUM DENSITY URBAN	 PARKS AND RECREATION
 LOW DENSITY SUBURBAN	 HIGH DENSITY URBAN	 OPEN SPACE
 LOW DENSITY SUBURBAN 2	 GENERAL COMMERCIAL	 GENERAL RURAL
 MEDIUM DENSITY SUBURBAN	 NEIGHBORHOOD COMMERCIAL/ OFFICE	 GENERAL RURAL AGRICULTURAL
 MEDIUM DENSITY SUBURBAN 4	 TOURIST COMMERCIAL	 DRY LAKE/ WATER BODY

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.





CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE _____ DIRECTOR _____

Community Services Department

WASHOE COUNTY NEVADA



Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600



Planning Commission Staff Report

Meeting Date: December 1, 2015

Subject: Master Plan Amendment Case Number MPA15-005 and
Regulatory Zone Amendment Case Number RZA15-008

Applicant: Washoe County Planning and Development Division

Agenda Item Number: 8A

Summary: To amend the Washoe County Master Plan category on four parcels from a mix of Rural (R) and Suburban Residential (SR) to 69.60 acres of Rural (R), 59.20 acres of Rural Residential (RR) and 26.1 acres of Suburban Residential (SR) on four parcels of land totaling approximately 155 acres; and to change the Regulatory Zone on the same four parcels from a mix of General Rural (GR) and Low Density Suburban (LDS) to 69.60 acres of General Rural (GR), 59.2 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS) on four parcels of land totaling approximately 155 acres.

Recommendation: Adopt Master Plan Amendment Case Number MPA15-005, recommend adoption of Regulatory Zone Amendment Case Number RZA15-008, and authorize the Chair to sign both attached resolutions

Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division

Phone: 775.328.3620

E-Mail: tlloyd@washoecounty.us

Description

Master Plan Amendment Case No. MPA15-005 and Regulatory Zone Amendment Case No. RZA15-008 – Hearing, discussion, and possible action:

- (1) To adopt by resolution an amendment to change the Master Plan Category on four parcels of land totaling approximately 155 acres from a mix of Rural (R) (139.92 acres) and Suburban Residential (SR) (15.07 acres) to 69.60 acres of Rural (R), 59.20 acres of Rural Residential (RR) and 26.1 acres of Suburban Residential (SR); and

- (2) Subject to final approval of the associated Master Plan changes, to approve a resolution recommending an amendment to the Southwest Truckee Meadows Regulatory Zone Map to change the Regulatory Zone on four parcels of land totaling approximately 155 acres from a mix of General Rural (GR) (139.92 acres) and Low Density Suburban (LDS) (15.07 acres) to 69.60 acres of General Rural (GR), 59.20 acres of High Density Rural (HDR) and 26.1 acres of Low Density Suburban (LDS).

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Southwest Truckee Meadows Area Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant/ Property Owners: The Ridges at Hunter Creek, LLC and Ridges Development Inc.
- Location South of Woodchuck Circle and Hunters Peak Road and West of Hawken Drive
- Assessor’s Parcel No’s: 041-671-01, 041-0650-02, 041-662-12 & 41-650-03
- Existing Master Plan Category: Rural (R) and Suburban Residential (SR)
- Proposed Master Plan: Rural (R), Suburban Residential (SR) and Rural Residential (RR)
- Existing Regulatory Zone: General Rural (GR) and Low Density Suburban (LDS)
- Proposed Regulatory Zone: General Rural (GR), Low Density Suburban (LDS) and High Density Rural (HDR)
- Area Plan: Southwest Truckee Meadows Area Plan
- Citizen Advisory Board: West Truckee Meadows
- TMSA Inside the TMSA
- Development Code: Article 820, *Amendment of Master Plan*
Article 821, *Amendment of Regulatory Zone*
- Commission District: 1 – Commissioner Berkbigler
- Section/Township/Range: Section 19 & 30, T19N, R19E, MDM, Washoe County, NV

Staff Report Contents

Explanation of a Master Plan Amendment 3

Explanation and Processing of a Regulatory Zone Amendment..... 5

Vicinity Map 6

Slope Analysis Map 7

Proposed Master Plan Map..... 7

Proposed Regulatory Zone Map	8
Background.....	8
Master Plan Policies.....	12
Findings	13
Citizen Advisory Board (CAB) and Neighborhood Meeting.....	18
Public Notice	18
Recommendation for MPA15-005	18
Motion for MPA15-005	19
Recommendation for RZA15-008.....	21
Motion for RZA15-008.....	21
Appeal Process.....	22

Attachment Contents

Resolution for MPA.....	Attachment A
Resolution for RZA.....	Attachment B

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>; select Departments, Planning and Development, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Development Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements, and each is summarized below. The Land Use and Transportation Element, in particular, play a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.

- Conservation Element. Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- Land Use and Transportation Element. Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- Public Services and Facilities Element. Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- Housing Element. Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- Open Space and Natural Resource Management Plan Element. Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one or more of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, Amendment of Master Plan.

When making a recommendation to the Washoe County Board of Commissioners to adopt a Master Plan amendment, the Planning Commission must make at least three of the findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires a 2/3 vote of the Planning Commission's membership.

Explanation and Processing of a Regulatory Zone Amendment

The following explains a Regulatory Zone Amendment, including its purpose and the review and evaluation process involved for an application with such a request.

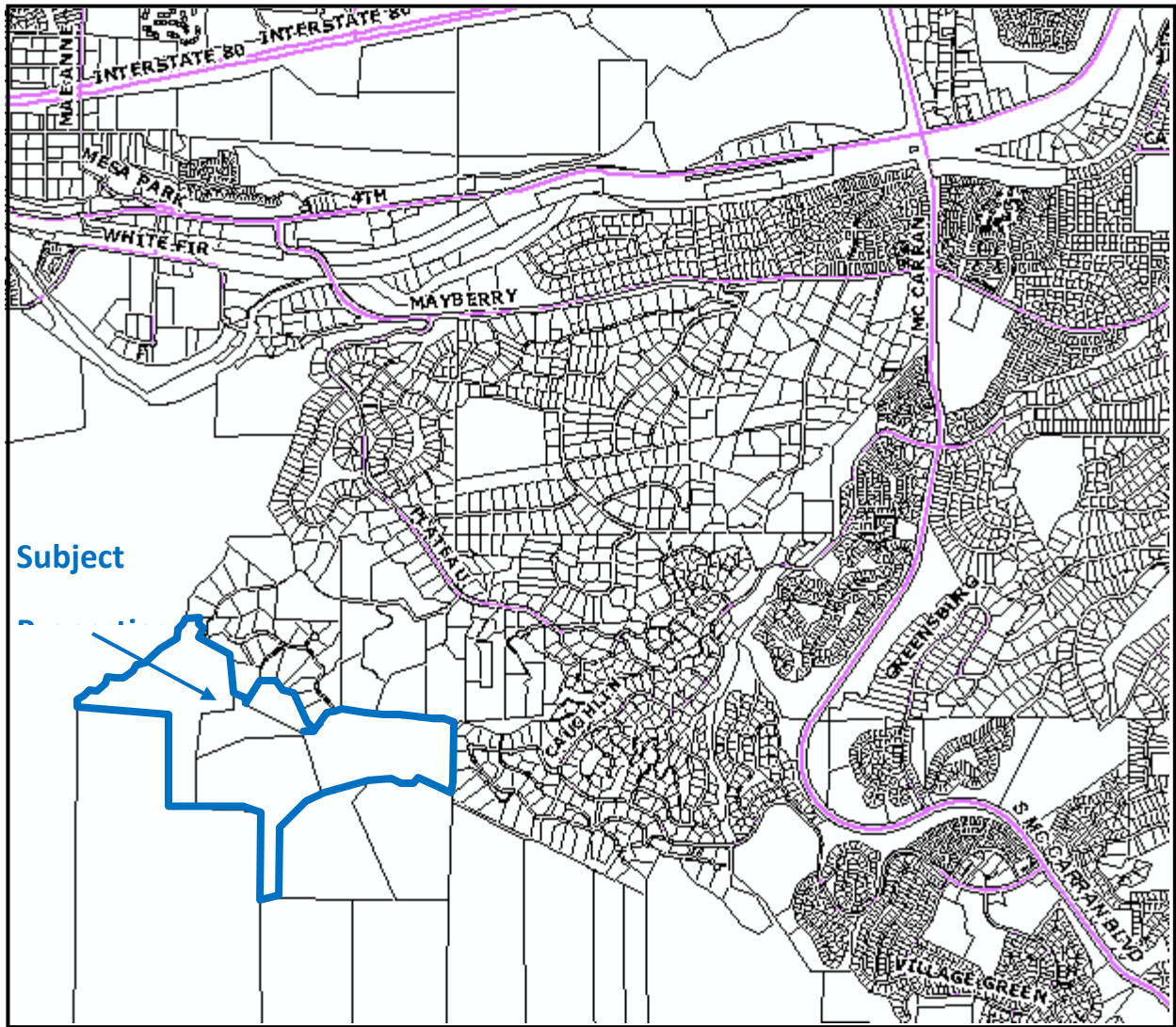
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps of Washoe County. The Regulatory Zone Maps depict the Regulatory Zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The Regulatory Zones establish the uses and development standards applied to each property.

Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives or policies of the Master Plan, including area plans that further define policies for specific communities. The Master Plan is the blueprint for development within the unincorporated County. Pursuant to NRS 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

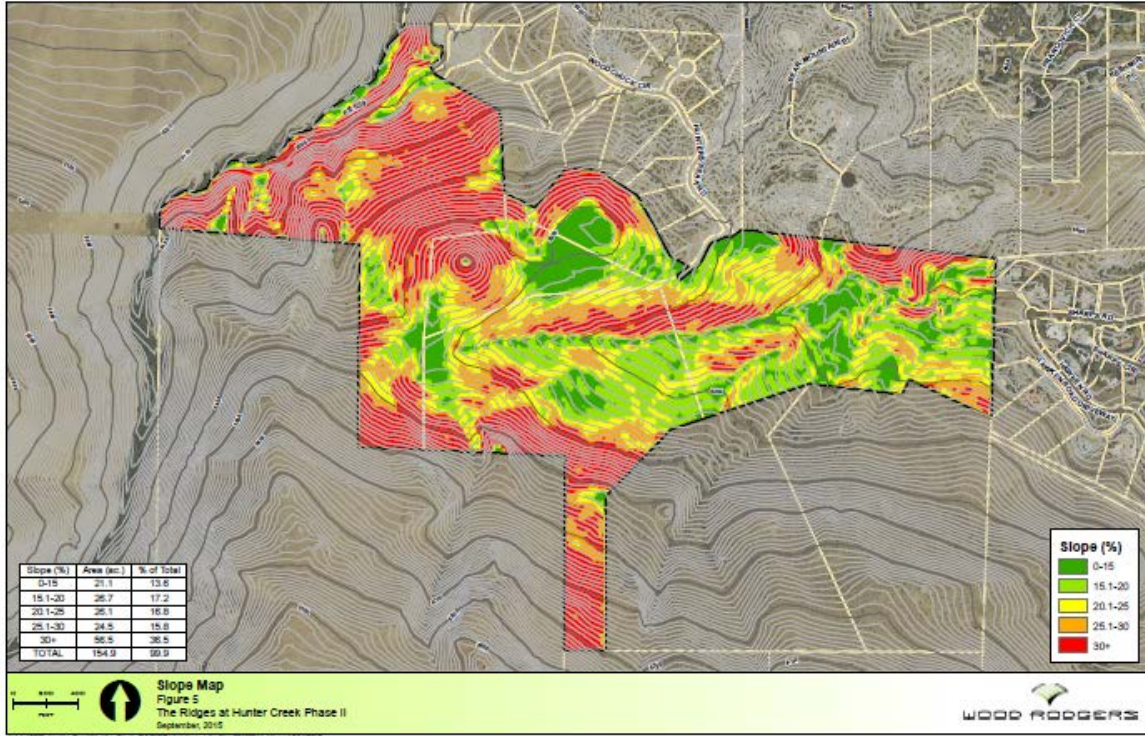
Evaluation of the proposed Regulatory Zone Amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three of the Master Plan, then supplemental review shall be required to ensure compliance with the applicable plan. Additionally, the analysis includes review of the proposed amendment against the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the Planning Commission and the Board of County Commissioners.

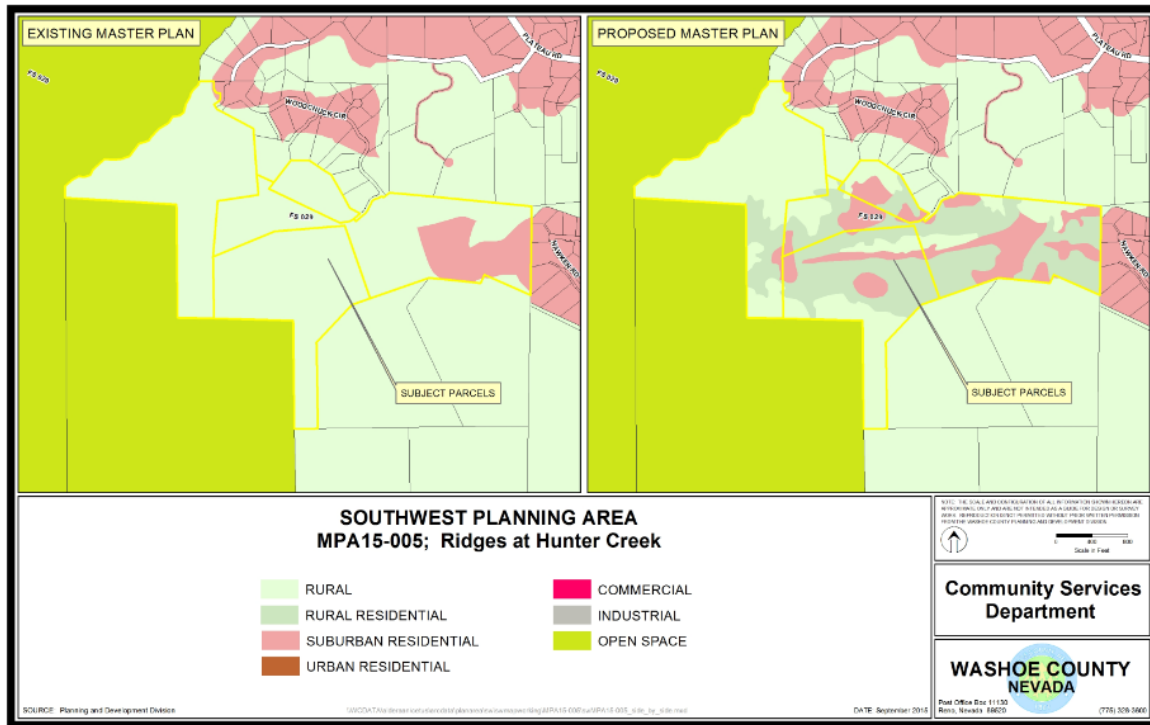
The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.



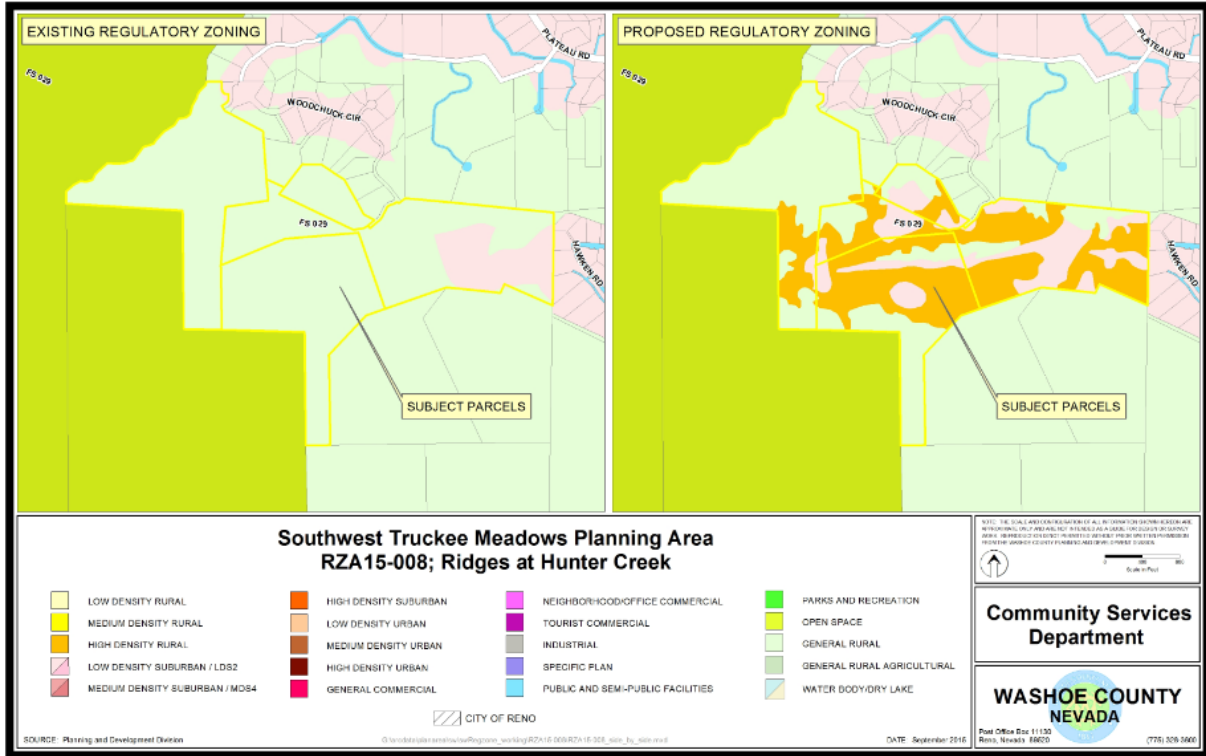
Vicinity Map



Slope Analysis Map



Proposed Master Plan Amendment



Proposed Regulatory Zone Amendment

Background

The applicants are asking to amend the Washoe County Master Plan – Southwest Truckee Meadows Master Plan map and the Southwest Truckee Meadows Regulatory Zone map for the purpose of increasing the allowable residential density on four parcels totaling 154.99 acres. The proposed Master Plan Amendment would modify the Southwest Truckee Meadows Master Plan Map to adjust the existing master plan categories as follows:

Rural - Existing: 139.92 acres; Proposed: 69.60 acres

Rural Residential - Existing: 0 acres; Proposed: 59.20 acres

Suburban Residential - Existing: 15.07 acres; 26.10 acres

The proposed Regulatory Zone Amendment would modify the existing regulatory zones as follows:

GR - Existing: 139.92 acres; Proposed: 69.60 acres

HDR - Existing: 0 acres; Proposed: 59.20

LDS - Existing: 15.07 acres; 26.10 acres

The proposal would increase the potential number of lots in the project area from 18 lots (on 91.53 acres) to 50 lots (on 154.99 acres) resulting in a net potential increase of 32 lots.

The subject property is the site of a previously approved tentative map that included a 53 lot common open space subdivision known as the Hunter Creek Development. Thirty lots in that development were recorded while the remaining 23 lots expired. When the subdivision expired, the applicants lost some residential density due to the location of the recorded lots which comprised a large percentage of the low density suburban (LDS) regulatory zone leaving most of the remaining property as general rural (GR), which has a one dwelling per forty acre density. The applicants are seeking the proposed master plan amendment and regulatory zone amendment to reclaim some of the density that was lost when the subdivision expired.

The proposed master plan categories and regulatory zones reflect the slope constraints on the property. The applicants have conducted a slope analysis that provides more accurate topographic information than previously available when the land use designation was originally adopted. The maps reveal that the slopes on the property previously designated Rural include areas that have slopes between 0 and 15% consistent with Suburban Residential master plan categories on a portion of the site (as well as on adjacent property to the east) and slopes less than 30% which are also suitable for development. In addition, a portion of the property was approved in the past as part of a 53 lot common open space subdivision. Thirty lots in the development were recorded while the remaining 23 lots expired. At this time, no homes have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. A slope map is provided in this staff report.

The proposed Amendments allow for the expired portion of the property where roads have been graded and improvements are already in place to continue to be developed in a similar fashion as the original subdivision. In addition, the amendments address an additional 91.53 acres under the same property ownership that were anticipated for development in a future phase but were not included with the original tentative map. The additional acreage will increase the potential for the future development of the property by 32 single family residential lots.

Traffic

The potential traffic impacts resulting from the proposed amendments were analyzed by staff and it was determined that the immediate roadways that serve the site will maintain acceptable levels of service (LOS). The three roads that will be directly impacted by the proposed density increase are Woodchuck Road, Plateau Road and Mayberry Drive. Each of these roadways are currently operating well below the level of service and the potential increase of traffic generated from 32 additional residential lots will not substantially impact these roadways.

An emergency access gate that connects to an emergency access road providing access to Caughlin Parkway is also located at the easterly end of the site. The current project site includes 154.99 acres of property, part of which was included in the previous tentative map (63.46 acres) and part of which was not (91.53 acres). A water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development.

Services and Facilities

Significant infrastructure was installed as a part of the Hunter Creek development, including water, sewer and drainage improvements that will be used to serve future development. Improvements on the expired portion of the property include a graded road network (Hunter Falls Circle and Hunters Peak Road), retaining walls, drainage culverts and basin areas as well as other graded pad and turnout areas. It is anticipated that the current facilities will be adequate to serve the potential 50 lots possible with this Master Plan and Regulatory Zone amendment applications. Water, sewer and storm drainage facilities are located in or within close proximity to the Ridge at the Hunter Creek Phase 2 project area. The facilities were designed and installed in anticipation of development in the Phase 2. The intensification proposed is relatively small and it is expected that the existing facilities will be adequate to serve the site or can be modified to support the proposed intensification.

The project area lies within the Truckee Meadows Water Service (TMWA) service area. There is an existing 900,000 gallon water tank located on the east end of the property, and water mains currently run through the northern portion of the project area from the water tank to Hunters Peak Road. Water mains will need to be extended into the project area. There is an existing water main stub at the current end of Hunters Peak Road, and it is anticipated that a main will be looped from the end of the tank access road to the future extension of Hunter's Peak road. There is approximately 400 feet of elevation difference between the existing tank and the western property boundary. Multiple pressure zones will result from the elevation differences and a pressure regulating station is likely to serve the lower elevations on the eastern side of the property. Water rights to serve the project will be dedicated prior to recordation of each final map.

Sanitary sewer lines have been constructed to serve lots as part of the previous Hunter Creek development. There is an 8" sewer main located on a portion of Hunter Falls Circle. This sewer will be extended west on Hunter Falls Circle to serve the northern development area. Another sewer is located just to the east of the project area in the open space of Caughlin Ranch. This existing sewer is located on Washoe County property and is located within a few hundred feet of the project boundary. There is existing access from the project site to the termination of the existing sewer. The sewer main would be extended into the site to collect sewer flows from the southern and eastern portions of the site. It is anticipated that 15-20 lots would connect to the northern sewer in Hunter Falls Circle, and the remaining lots would connect to the sewer to the east. The split sewer flows from this number of lots is very small and it is anticipated that the existing systems will be adequate to serve the future development.

Storm water from the project drains west to Hunter Creek and east to Caughlin Ranch. About a quarter of the area drains to the west and Hunter Creek in primarily a sheet flow pattern. The remainder of the site collects in a ravine that flows from west to east. The majority of this water shed comes from the south offsite. Most of the drainage facilities likely needed were constructed with the first phase of the Hunter Creek development. It is anticipated that the existing facilities will either be adequate to the serve the area or they can be modified.

Site Characteristics

The subject property borders the northwesterly portion of the site where no development is proposed. A drainageway runs through the central portion of the site, and culverts and basin area improvements have already been installed. The topography of the site is varied and includes steep, moderate and flat terrain. The site is characterized by native vegetation (primarily native shrubs, sagebrush and grasses punctuated by juniper and pinion trees) and includes evidence of grading, trails and dirt road use. The Washoe County Michael D. Thompson trailhead is located on the property near the northwesterly portion of the site and includes parking and restroom facilities. Washoe County maps from the Conservation Element show this property to be within Black Bear and Mule Deer habitat. There are no significant ridgelines on the property. The property is in an overall general area that is subject to wildfire hazards.

No homes have been constructed in the recorded portions of the subdivision although roads are paved and utilities and common landscaping are in place. Vegetation consists of native shrubs and grasses punctuated by juniper and pinion trees. The expanded project site includes land with slopes appropriate for residential development and property where a water tank was constructed near the southwesterly corner of APN 041-650-02 to serve the development.

Compatibility

The subject property is immediately surrounded by Open Space (OS) to the west, General Rural (GR) and Low Density Suburban (LDS) to the north, General Rural to the South and General Rural (GR) and Low Density Suburban (LDS) to the east.. *Table 3: Land Use Compatibility Matrix* of the *Land Use and Transportation Element* within the Washoe County Master Plan identifies the proposed regulatory zone of Low Density Suburban (LDS) as having a “High” compatibility rating with the OS Regulatory Zone and a “Medium” compatibility rating with the GR regulatory zone; The High Density Rural (HDR) as having a “High” compatibility rating with the OS regulatory zone and a “Medium” compatibility rating with the GR regulatory zone and the General Rural (GR) as having a “High” compatibility rating with the OS regulatory zone and a “Medium” compatibility rating with the LDS regulatory zone.

Washoe County School District

This subject site is zoned for Caughlin Ranch Elementary School, Swope Middle School and Reno High School. All three of these schools are currently under capacity. According to the Washoe County School District, the additional density of 32 units would generate approximately 8 students which represent a minimal impact. Although these schools are currently under capacity, many of the schools in Washoe County are over capacity. On September 22, 2015, the Washoe County School District Board of Trustees set 120% of capacity as the conversion threshold for elementary schools to be converted to a multi-track year round calendar, which increases effective capacity of the school by approximately 25%. This policy will go into effect as of the 2017-2018 school year. Caughlin Ranch was at 87% of base capacity for the 2014-2015 school year; 2015-2016 Count Day enrollment numbers may be higher.

Master Plan Policies

SW.1.2 Policy Growth Level: In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource.

Staff Comment: The proposed master plan amendment will result in a limited density increase in keeping with the surrounding densities which are typically one dwelling unit per acre.

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

Staff Comment: The proposed master plan amendment is located within the West Truckee Meadows Wildland Transition Suburban Character Management Area. The location of the amendment is the site of an existing approved subdivision; the proposed area of intensification will be consistent with the existing approved subdivision and the surrounding residential uses and will not result in impacts to the scenic value of the Fourth Street/I-80/Truckee River Corridor.

SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.

Staff Comment: The proposed amendments were presented to the West Truckee Meadows Citizen Advisory Board at their November 9, 2015 meeting.

SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.

Staff Comment: The amendment applications were sent to the Nevada Department of Wildlife; no comments were received at the time this staff report was written.

Findings

MASTER PLAN AMENDMENT

Washoe County Code (WCC) Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the proposed master plan amendments to the Washoe County Board of County Commissioners. The following findings are presented for the Planning Commission's consideration:

1. Consistency with Master Plan.

- (i) Approval: The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: The proposed master plan amendment is consistent with and does not violate any of the goals or policies of the Washoe County Master Plan, including the Southwest Truckee Meadows Area Plan.

2. Compatible Land Uses

- (i) Approval: 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 master plan designations have either a high or medium compatibility with all surrounding uses as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan.

3. Response to Change Conditions

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

Staff Comment: The proposed amendment is located at a site of an expired tentative subdivision map. The utilities and the grading for roads have already occurred with the approved tentative map.

4. Availability of Facilities

- (i) Approval: There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the Proposed Master Plan designation.

Staff Comment: Much of the property subject to the amendment is already developed and there are adequate existing facilities to accommodate the remaining undeveloped portions of the properties.

5. **Desired Pattern of Growth**

- (i) Approval: 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 promotes the desired pattern of growth within the Southwest Truckee Meadows Area Plan.

6. **Effect on a Military Installation**

Staff Comment: There are no military installations within the required noticing distance for the proposed amendment; therefore this finding does not need to be made pursuant to WCC Section 110.820.15(d).

Southwest Truckee Meadows – Required Findings

Policy SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made

- a. The amendment will further implement and preserve the Vision and Character Statement.

Staff Comment: The proposed amendment will preserve the Southwest Truckee Meadows Vision and Character Statement.

- b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

Staff Comment: The proposed amendment does not conflict with any of the goals or policies of the Master Plan and the Regional Water Management Plan.

- c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The proposed amendment will not result in a conflict with the public's health, safety or welfare.

Policy SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.

Staff Comment: The proposed amendment will result in 32 new residential units and the impacts are within commonly accepted thresholds of sustainable resource management

and the county's ability to manage the conservation of the area's character will not be compromised.

- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resources plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.

Staff Comment: A feasibility study was submitted to Washoe County and those agencies that reviewed the feasibility study determined that the improvements will be in substantial compliance with all applicable existing facilities and resource plans.

- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvement likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

Staff Comment: Washoe County staff analyzed the proposed amendment and concluded that the traffic volumes will have little impact on the current level of service on the Southwest Truckee Meadows planning area roads. The Washoe County Traffic Engineer determined that a traffic analysis was not required due to the minimal impacts associated with the proposed amendment.

- d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.

Staff Comment: No commercial uses are proposed with this application.

- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.

Staff Comment: The potential increase in residential units is in keeping with Washoe County's applicable policy growth level for the SWTM Area Plan.

- f. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission

and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

Staff Comment: The proposed intensification will not result in a drop below the established policy level of service for transportation within the SWTM planning area.

- g. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

Staff Comment: Roadways impacted by the proposed intensification are not currently operating below adopted levels of service.

- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.

Staff Comment: The proposed amendment complements the long range plans of facilities providers as reflected in the policy growth level established in Policy 1.2.

- i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.

Staff Comment: The proposed amendment does not result in existing public school facilities exceeding design capacity.

- j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

Staff Comment: There are no special use permit applications proposed with this amendment request.

REGULATORY ZONE AMENDMENT

Required findings for Regulatory Zone Amendments are found in Article 821, *Amendment of Regulatory Zone*, of the Washoe County Development Code, and in the Southwest Truckee Meadows Plan Goal Twenty-two (a part of the Master Plan). 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. **Consistency with Master Plan.** The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map.

Staff Comment: The proposed regulatory zone amendment is consistent with and does not violate any of the goals or policies of the Washoe County Master Plan, including the Southwest Truckee Meadows Area Plan and the Southwest Truckee Meadows 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.

Staff Comment: The proposed regulatory zone designations has either a high or medium compatibility with all surrounding uses as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan.

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

Staff Comment: The proposed regulatory zone amendment is located at a site of an expired tentative subdivision map and responds to changed conditions of the property. The utilities and the grading for roads have already occurred with the approved tentative map.

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

Staff Comment: There are adequate facilities to accommodate the existing and potential uses on the properties and the densities permitted by the proposed amendment.

5. **Master Plan Policies and Action Programs.** 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 regulatory zone amendment does not conflict with any 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.

Staff Comment: The proposed amendment compliments the desired pattern for growth and development of the County without impairing natural resources and public services.

7. **Effect on a Military Installation.** The proposed amendment will not affect the location, purpose and mission of a military installation.

Staff Comment: There are no military installations within of the required noticing distance for the proposed amendment; therefore this finding does not need to be made pursuant to WCC Section 110.821.15(d).

Citizen Advisory Board (CAB) and Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for the proposed Master Plan amendments. The amendment request was properly noticed for a neighborhood meeting and was heard by the West Truckee Meadows Board at their November 1, 2015 meeting. The Citizen Advisory Board heard the presentation and recommended that their comments be forwarded to the Planning Commission. A copy of their meeting notes will be provided to the Planning Commission prior to the meeting.

Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended. A legal ad was placed with the Reno Gazette Journal for November 20, 2015.

Recommendation for MPA15-005

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Southwest Truckee Meadows Master Plan as set forth in Master Plan Amendment Case Number MPA15-005. It is further recommended that the Planning Commission recommend adoption of the Master Plan Amendments to the Washoe County Board of County Commissioners. The following motion is provided for your consideration:

Motion for MPA15-005

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Southwest Truckee Meadows Master Plan as set forth in Master Plan Amendment Case Number MPA15-005 having made all of the following five findings in accordance with WCC Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in MPA 15-005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the Proposed Master Plan designation
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and,

Southwest Truckee Meadows - Findings

6. Policy SW.20.1 Findings
 - a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.
7. Policy SW.20.3 Findings

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.
- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resources plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvement likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.
- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
- f. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- g. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.

- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.
- i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County Board of Trustees, may waive this finding.
- j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities

Recommendation for RZA15-008

It is recommended that the Washoe County Planning Commission recommend adoption of the Regulatory Zone Amendment to the Washoe County Board of County Commissioners. It is further recommended that the Planning Commission adopt the resolution contained at Exhibit B of this staff report to amend the Southwest Truckee Meadows Regulatory Zone map as set forth in Regulatory Zone Amendment Case Number RZA15-008. The following motion is provided for your consideration:

Motion for RZA15-008

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained at Exhibit B of this staff report to amend the Southwest Truckee Meadows Regulatory Zone map as set forth in Regulatory Zone Amendment Case Number RZA15-008 having made all six of the following findings in accordance with WCC Section 110.821.15(d). I further move to certify the resolution as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

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

Appeal Process

Planning Commission action will be effective 10 calendar days after the written decision is signed by and 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 Development Division within 10 calendar days after the written decision is signed by and filed with the Secretary to the Planning Commission and mailed to the original applicant.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTHWEST TRUCKEE MEADOWS AREA PLAN, MASTER PLAN MAP (MPA15-005), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 15-28

Whereas, Master Plan Amendment Case Number MPA15-005 came before the Washoe County Planning Commission for a duly noticed public hearing on December 1, 2015; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number MPA15-005, as set forth in NRS chapter 278 and Washoe County Code, and Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Southwest Truckee Meadows Area Plan Findings:

6. Policy SWTM.20.1

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Southwest Truckee Meadows Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

7. Policy SWTM.20.3

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Southwest Truckee Meadows by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be compatible with the applicable "Character Statement" for that area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the Southwest Truckee Meadows Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are

scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.


- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

Now, therefore, be it resolved that pursuant to NRS 278.210(3) (1)the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number MPA15-005, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above. A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on December 1, 2015.

WASHOE COUNTY PLANNING COMMISSION

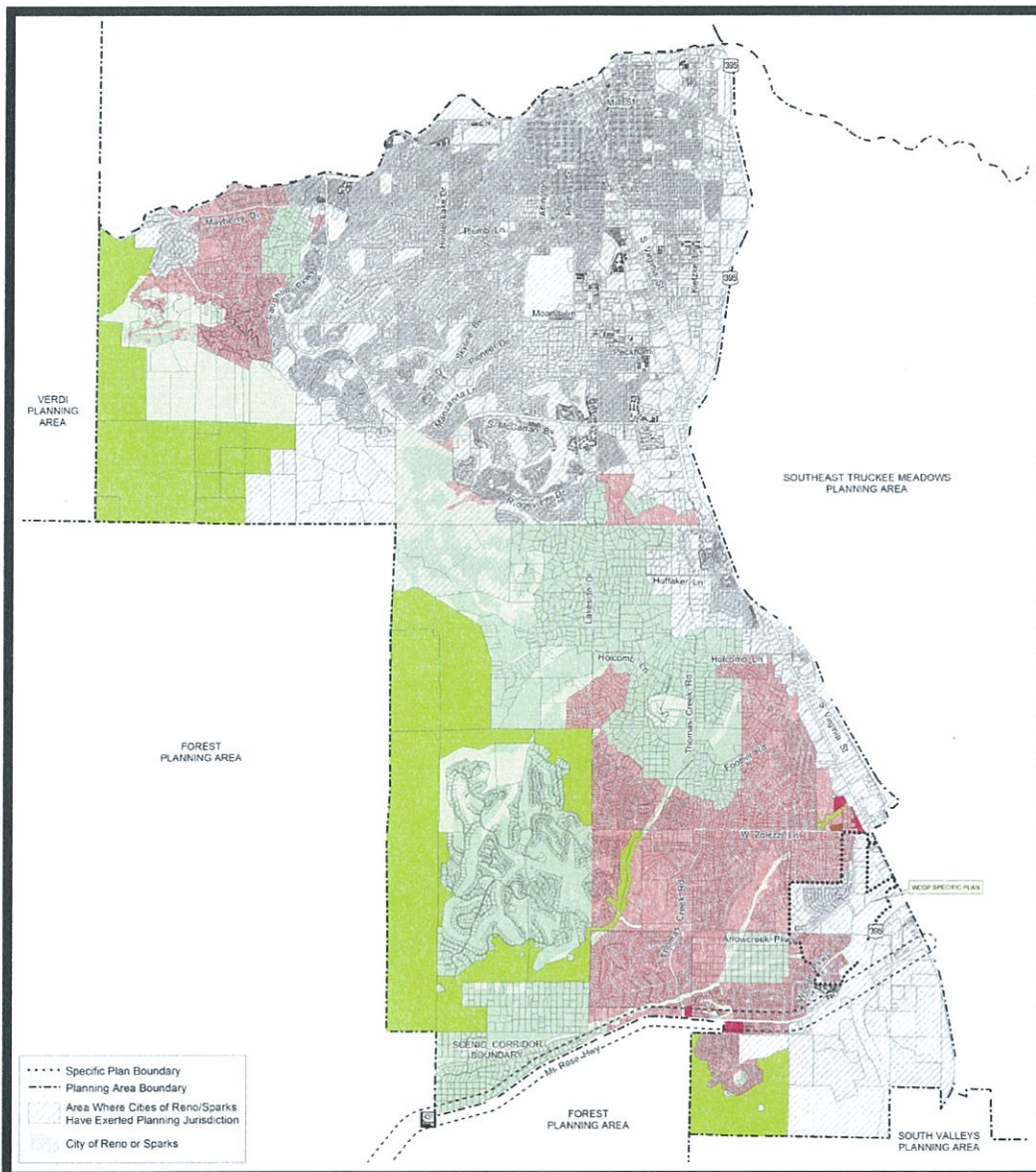
ATTEST:

 William Whitney
Carl R. Webb, Jr., AICP, Secretary

 _____
James Barnes, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Master Plan Map

Exhibit A, MPA15-005



SOUTHWEST MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: _____

DIRECTOR: _____

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

Community Services Department

WASHOE COUNTY NEVADA



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA15-008 AND THE AMENDED SOUTHWEST TRUCKEE MEADOWS REGULATORY ZONE MAP

Resolution Number 15-29

Whereas Regulatory Zone Amendment Case Number RZA15-008, came before the Washoe County Planning Commission for a duly noticed public hearing on December 1, 2015; and

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

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

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

Whereas the proposed Regulatory Zone Amendment shall be adopted pending approval of the proposed Master Plan Amendment (MPA15-005) by the Washoe County Board of County Commissioners and the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

1. Is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
2. Will provide for land use compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Responds to changed conditions or further studies that have occurred 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. Has adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;

5. Will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number RZA15-008 and the amended Southwest Truckee Meadows Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on December 1, 2015.

WASHOE COUNTY PLANNING COMMISSION

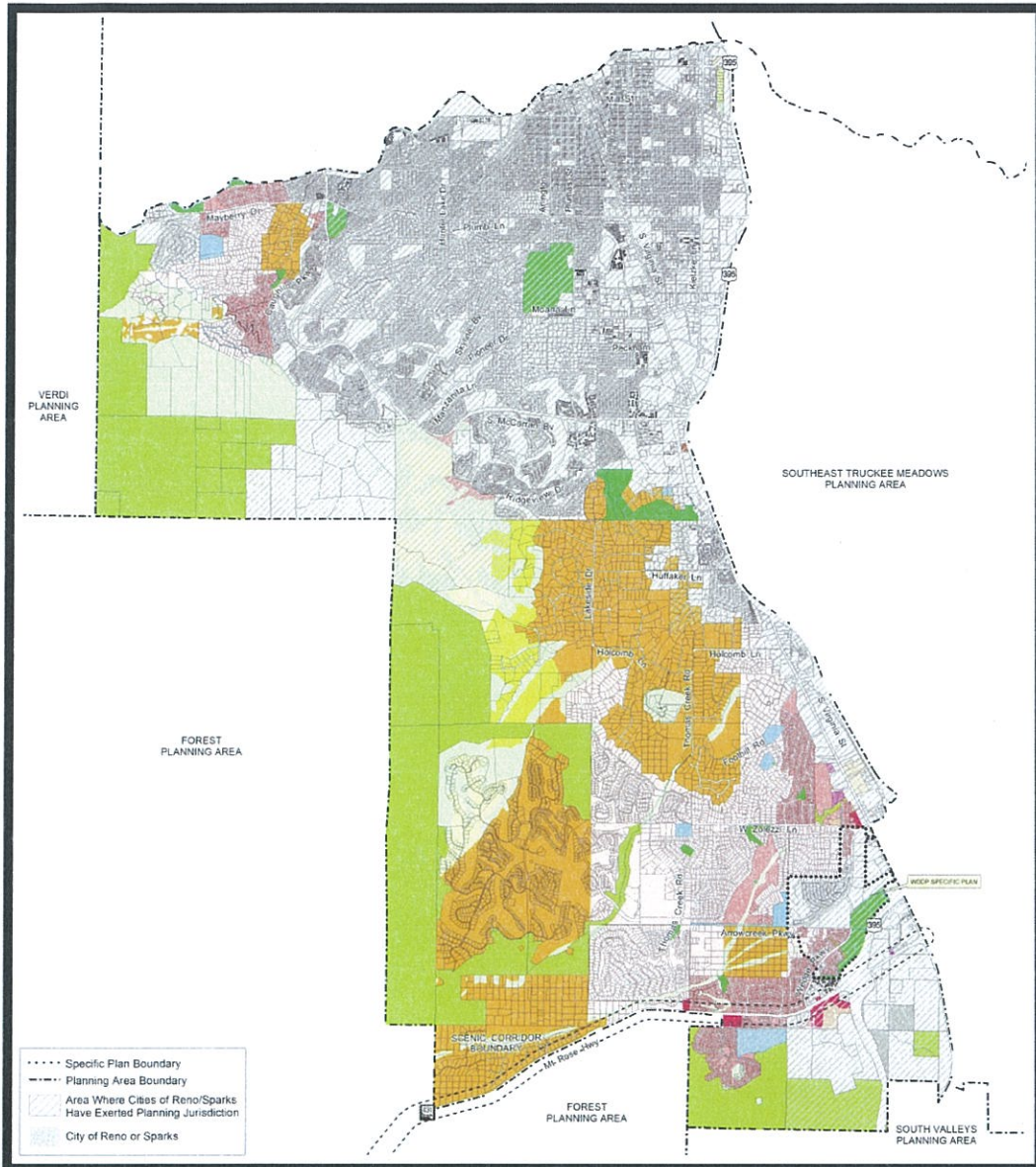
ATTEST:


for Carl R. Webb, Jr., AICP, Secretary


James Barnes, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Regulatory Zone Map

Exhibit A, RZA15-008



SOUTHWEST REGULATORY ZONE MAP

LOW DENSITY RURAL	HIGH DENSITY SUBURBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	LOW DENSITY URBAN	PUBLIC AND SEMI-PUBLIC FACILITIES
HIGH DENSITY RURAL	MEDIUM DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	HIGH DENSITY URBAN	OPEN SPACE
LOW DENSITY SUBURBAN 2	GENERAL COMMERCIAL	GENERAL RURAL
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL/OFFICE	GENERAL RURAL AGRICULTURAL
MEDIUM DENSITY SUBURBAN 4	TOURIST COMMERCIAL	DRY LAKE/WATER BODY

Planning and Development Division

PC Date: November 3, 2015
BCC Date:

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600