

STAMPMILL DEVELOPMENT CODE AMENDMENT



Prepared by:



November 15, 2017

DEVELOPMENT CODE AMENDMENT APPLICATION

Prepared for:

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Introduction

This application includes the following request:

- A **Development Code Amendment** to amend the Washoe County Development Code, creating Section 110.222.20, a new Area Plan Modifier for the Stampmill area of Wadsworth (East Truckee Canyon Area Plan).

Project Location

The property to which this proposed Area Plan Modifier will apply (APN 084-291-04) consists of 5.399± acres located on the north side of Interstate 80 at Exit 43 (Wadsworth). Figure 1 (below) depicts the project location.

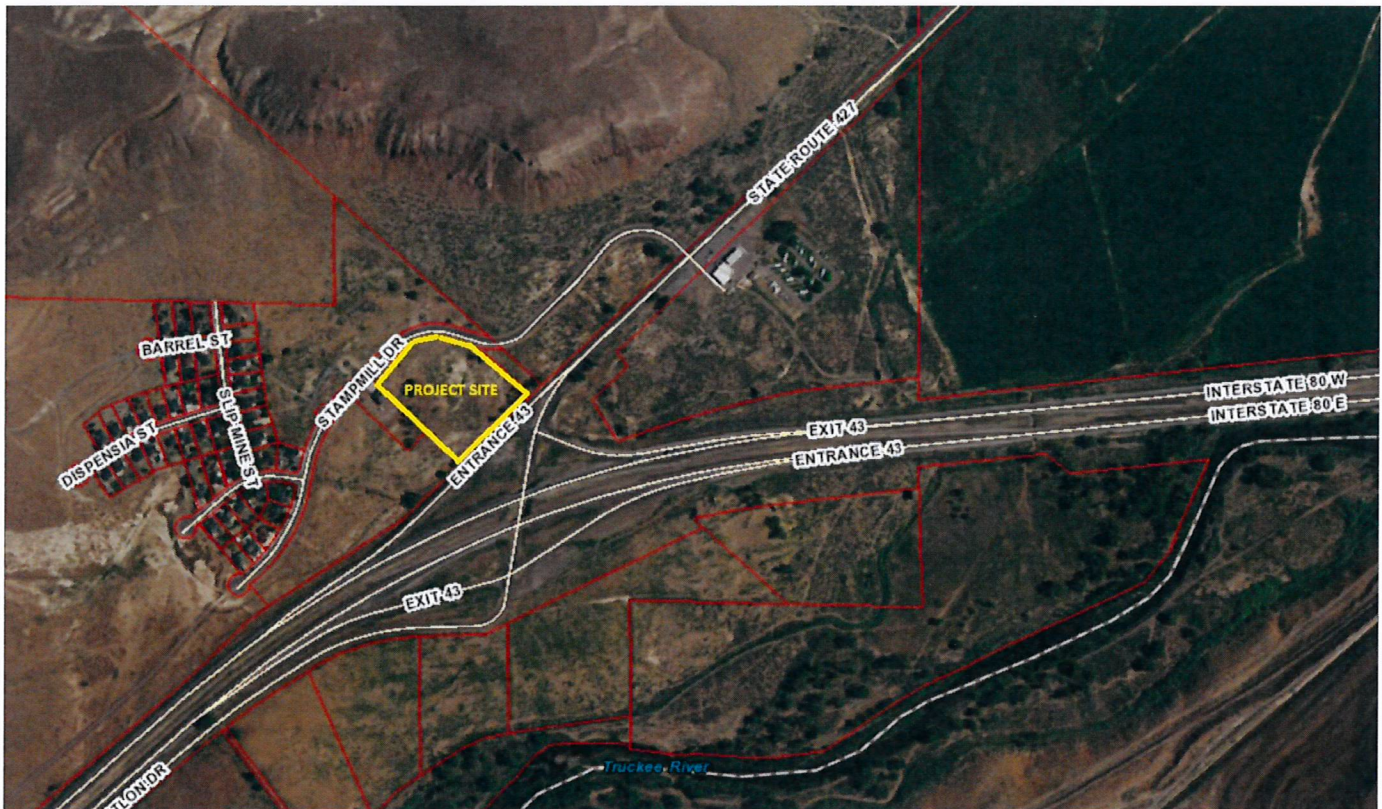


Figure 1 – Vicinity Map

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The property to be included within the proposed Stampmill Community Area Modifier is located along the north side of Interstate 80 at Exit 43 (Wadsworth) and is surrounded on the east and north by vacant land. A Truckee Meadows Regional Fire Protection District station is located to the west. A single-family residential neighborhood (Stampmill Estates) is located farther to the west and a gas station/RV park is located down State Route 427 to the east. The parcel included in this application is currently vacant.

Figures 2 (below) and 3 (following page) depict the existing site conditions.



Looking South



Looking West

Figure 2 – Existing Conditions

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Looking North

Figure 3 – Existing Conditions

Project Summary

Currently, the subject parcel is zoned Medium Density Suburban (MDS) per the Washoe County Zoning Map with a land use designation of Suburban Residential (SR) in the Washoe County Master Plan. The following table shows the Zoning and Land Use Designations of the surrounding properties.

	Zoning	Land Use
North	Medium Density Suburban Tribal	Suburban Residential Tribal Land
South	Tourist Commercial (across I-80)	Commercial (across I-80)
East	Tribal	Tribal Land
West	Medium Density Suburban	Suburban Residential

Figures 4 and 5 (following pages) depict the zoning and land use designations of the surrounding area.

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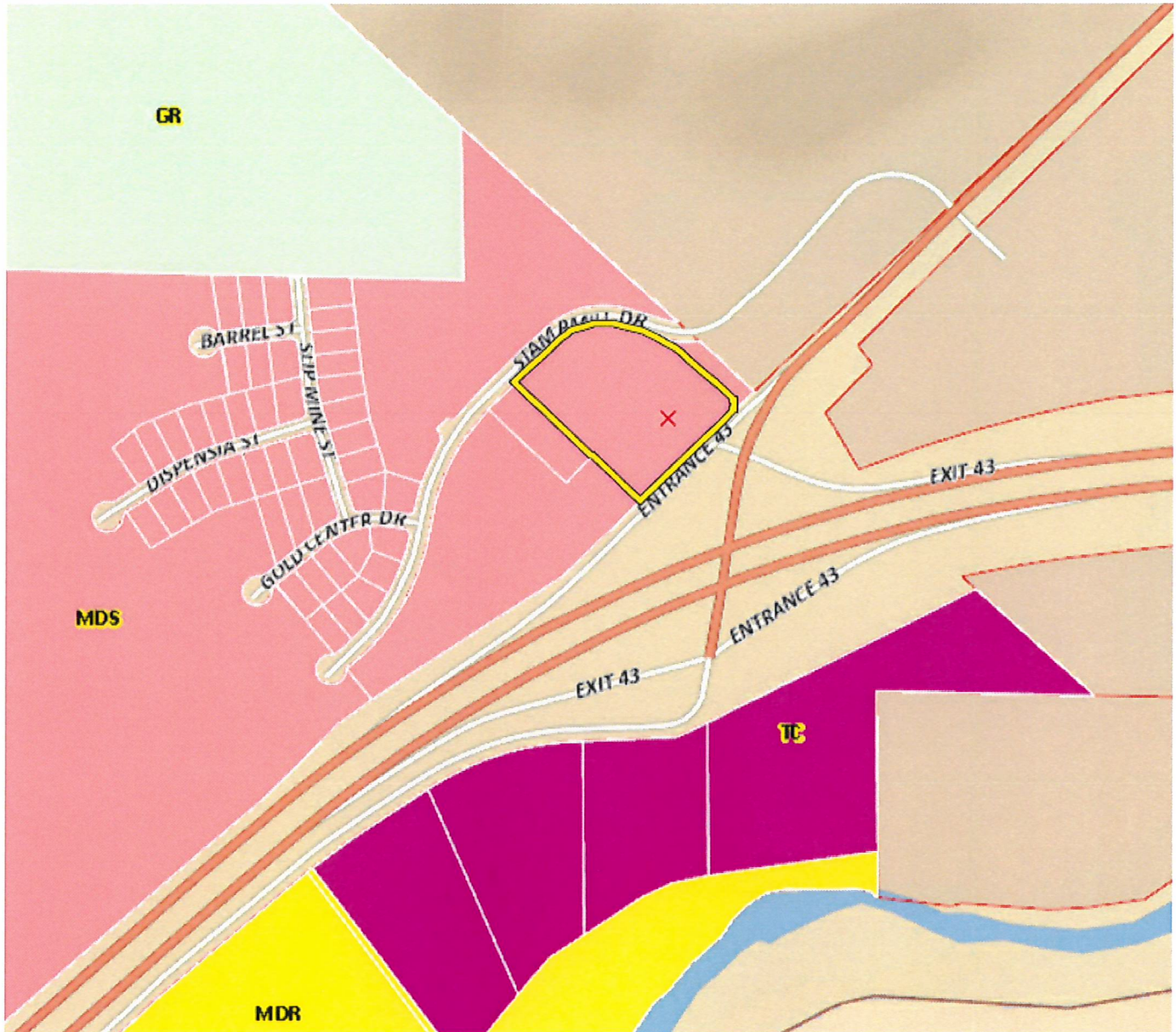


Figure 4 – Existing Zoning

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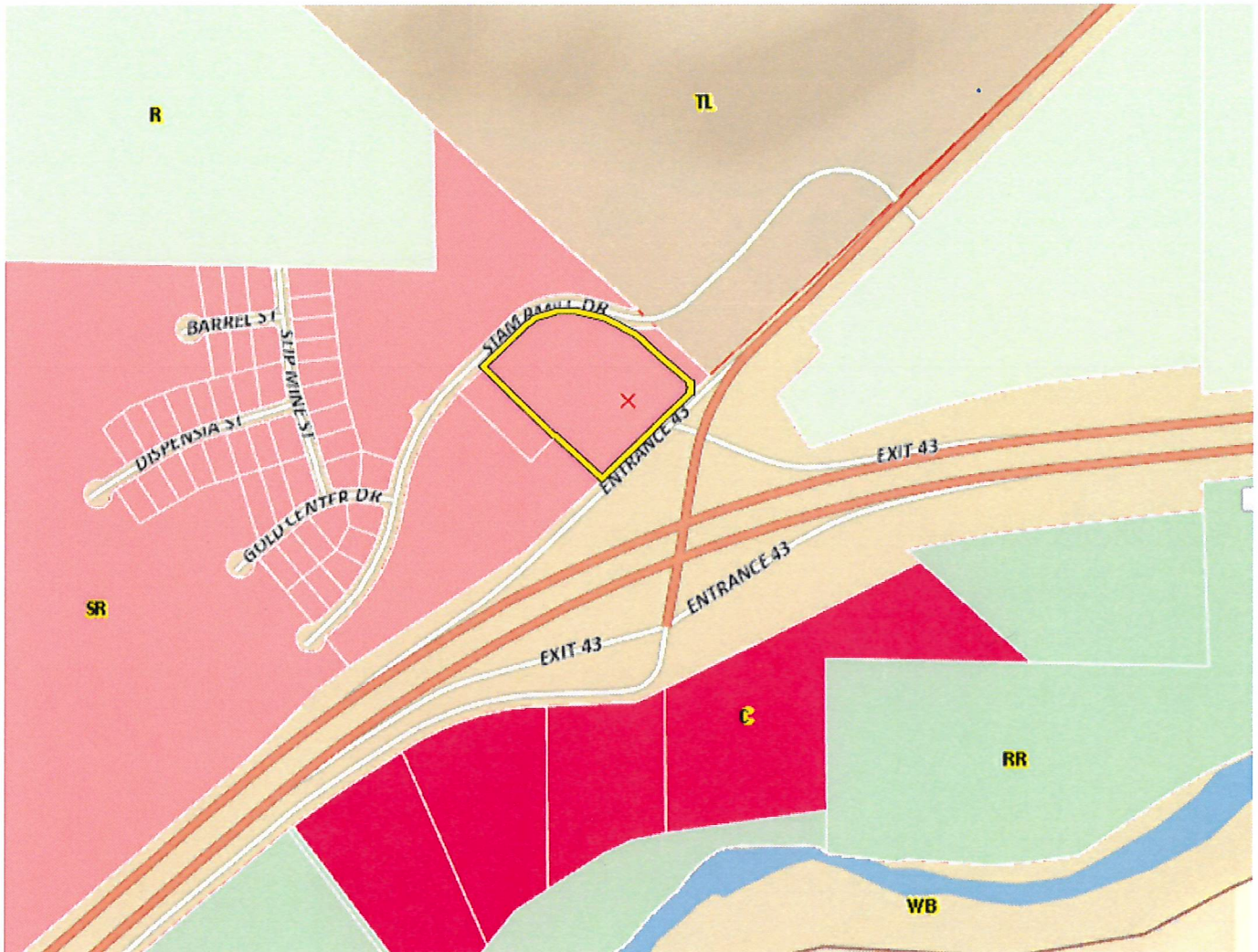


Figure 5 – Master Plan Land Use

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This application proposes one parcel (APN 084-291-04) to be included in a new Area Plan Modifier within the Washoe County Development Code. The proposed Stampmill Community Area Modifier Map would allow for mini-storage use to be permitted within the MDS zone, subject to a Special Use Permit (to be submitted at a later date). Mini-storage is a low impact commercial use and is directly compatible with the designations of properties to the south, across Interstate 80, which are currently designated Commercial by both the Zoning and Land Use maps shown previously.

After several discussions with Washoe County Planning and Truckee Meadows Regional Planning staff, the applicant chose to do an Area Modifier instead of a typical Zone Change/Master Plan Amendment. This approach was felt to be the most appropriate by both jurisdictions based on the scope and nature of the project, as well as policies contained within the Truckee Meadows Regional Plan.

Portions of the East Truckee Canyon Area Plan support the idea of using this parcel for commercial use in general. In the Land Use Plan section (Page 16), it states that “future population projections indicate the need for five acres of general commercial in the planning area”. Modifying the use of this property to allow for the proposed commercial use complies with this section of the Area Plan. In addition, Transportation Policy TC.3.4 discusses the need to “prevent future residential subdivisions from locating residences next to either Interstate 80 or the Southern Pacific Railroad” and requires between 100 and 500 feet setbacks from both. The property, currently designated for residential uses, would not be developable to its fullest based on these standards. By modifying the Area Plan to allow for a low impact commercial use, the property can be fully developed while still complying to Policy TC.3.4.

With the continued expansion of the Tahoe-Reno Industrial Center (TRIC) a few miles to the west of this site, there is an increased demand for commercial uses along the Truckee Canyon as a whole. In addition, the population around TRIC is growing, particularly in areas served by Interstate 80 in and around Wadsworth/Fernley. As the potential for housing increases in these areas, the need for commercial uses also increases. The properties to the south of the subject parcel across Interstate 80 are already zoned Tourist Commercial and it is anticipated that commercial uses will be developed on those in the future. The properties on the north side of Interstate 80, including and surrounding the subject property, are logical places for commercial uses to support not only the existing housing, but any future housing that is built in the area as well.

In addition, this site is located adjacent to Exit 43 off Interstate 80, which leads to State Route 447, the primary route to Pyramid Lake and Burning Man (both of which draw a large amount of vehicular traffic). This traffic would benefit from additional commercial uses in the area with convenient places to stop before traveling up State Route 447. By modifying the subject parcel to allow for the development of mini storage (subject to a Special Use Permit to be submitted separately), travelers would have a convenient place to store camping, fishing, and other recreational equipment. Residents in the area may also benefit from a convenient place to store their items as well.

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Figure 6 (below) is the proposed Stampmill Community Area Modifier map to be included within the new Development Code Section 110.222.20.

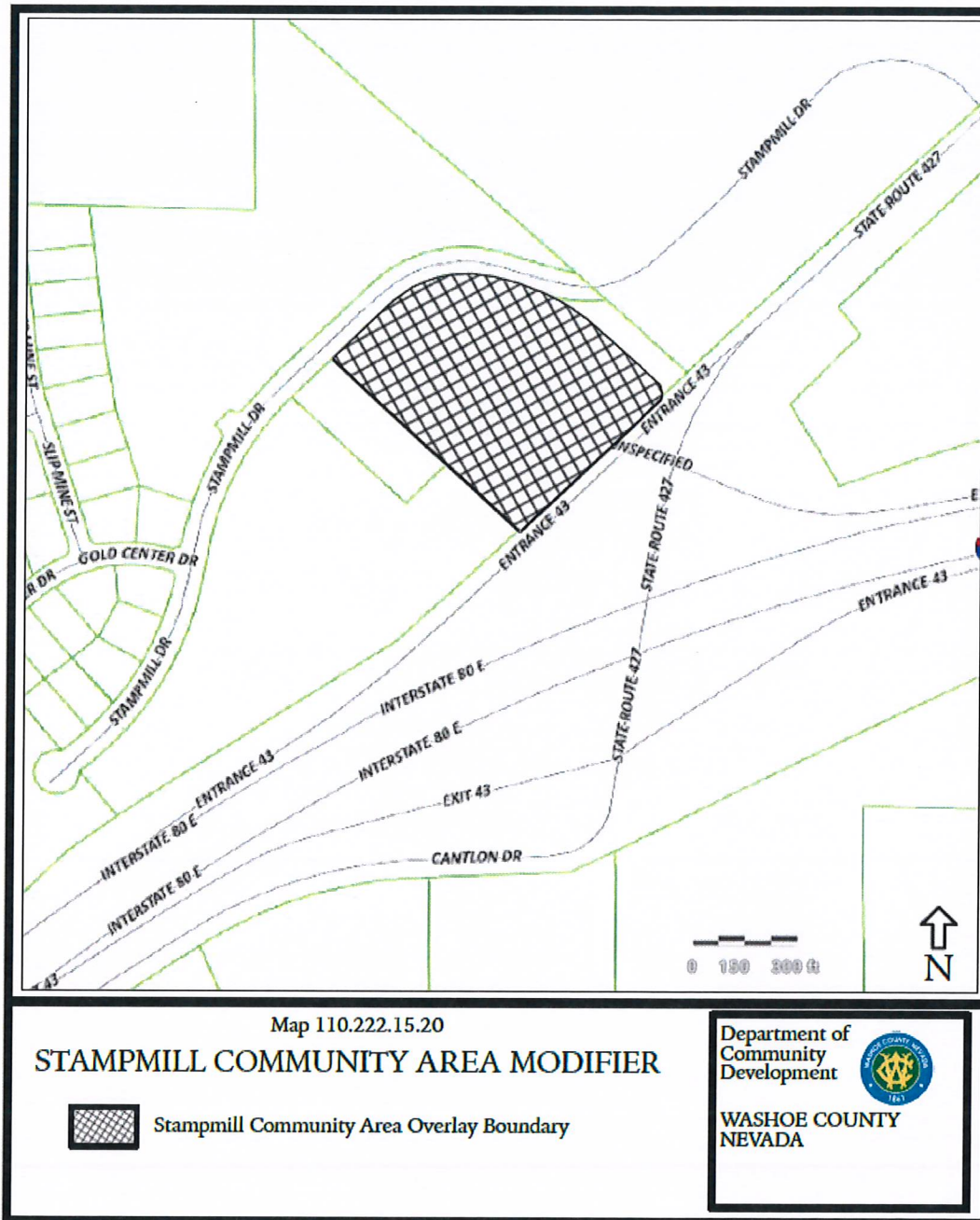


Figure 6 – Proposed Stampmill Community Area Modifier Map

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The Truckee Meadows Regional Plan (TMRP) includes policies that preclude Washoe County from adding commercial zoning outside of the Truckee Meadows Service Area (TMSA). As such, amending the zoning for the subject property to commercial is not optimal. However, the Regional Plan does allow the County to provide for *“non-residential uses of an appropriate scale to serve the community and not the greater region”* (Policy 1.3.3). In other words, it is recognized in the TMRP that limited commercial use is appropriate when it serves the community. As detailed previously, the Wadsworth area currently has no established mini-storage use. Also, the subject parcel is essentially undevelopable for residential use based on policies within the Development Code and TMRP that require setbacks from the freeway right-of-way. Thus, allowing for mini-storage within the MDS zone is logical in the Stampmill area. By requiring the subsequent review and approval of a Special Use Permit, the County, and area residents, are assured that a public review process will occur to properly mitigate any and all impacts.

Another consideration for mini-storage is the ever-growing presence and size of Burning Man. Each year, tens of thousands of visitors travel through Wadsworth on their way to the event in the Black Rock Desert. What is unique is that a large percentage of these travelers haul significant supplies and structures with them. After the event ends, these travelers must pack up their belongings and head for points beyond. Adding a mini-storage use in Wadsworth not only serves existing residents, but would allow Burning Man attendees an option for storing supplies far closer to the event making it much easier for participants to centrally locate their playa supplies, as well as providing for more efficient travel between Wadsworth and the event.

Development Code Amendment Findings

Washoe County Code establishes findings which the Planning Commission and County Commission must make in order to approve a Development Code Amendment request. These findings are outlined below and are addressed in **bold face** type. Per Section 110.818.15(e), only one of these findings needs to be met.

1. The proposed Development Code Amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.

The proposed Stampmill Community Area Modifier is in compliance with the policies and action programs of the Washoe County Master Plan and Truckee Meadows Regional Plan. Specifically, the policies and recommendations of the Truckee Canyon Area Plan recognize the need for commercial uses within this area and prohibit residential uses on properties adjacent to Interstate 80 such as the subject property.

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

The proposed Development Code Amendment will not adversely impact the public health, safety, or welfare. This proposal would allow for a future project that will comply with all development standards outlined in the Washoe County Code in terms of requirements such as setbacks, circulation, and landscaping. There will be no significant impact to traffic because the future mini storage use is low-impact in nature and will generally be utilized by current residents of the area. Thus, it is utilized by traffic that would normally be driving through the area getting on and off Interstate 80.

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

The proposed Development Code Amendment is in direct response to changed conditions in the area since the Development Code was adopted. With the continuing development of the Tahoe-Reno Industrial Center and the subsequent population increase, this area of the Truckee Canyon is ideal for commercial uses for both nearby residents and commuters driving along this stretch of Interstate 80.

4. The proposed Development Code Amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Master Plan.

The proposed Development Code Amendment will not adversely affect the implementation of either the Conservation Element or the Population Element of the Washoe County Master Plan. The subject property will not affect any scenic, water, or air quality resources as defined in the Master Plan. The Development Constraints Map within the Conservation Element shows that the property is “unconstrained” with no resource conflicts. The Population Element is not affected by the proposed Development Code Amendment because no residential uses are proposed for this site.

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: Stampmill Community Area Modifier			
Project Description: Modify the Washoe County Development Code to include a new Area Modifier to allow for mini storage on a specific property along I-80 on the north side of the Wadsworth exit.			
Project Address: N/A			
Project Area (acres or square feet): 5.399 acres			
Project Location (with point of reference to major cross streets AND area locator): I-80 at Exit 43 (Wadsworth); specifically north of I-80, south of Stampmill Drive, east of the TMRFP station.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
084-291-04	5.399		
Section(s)/Township/Range: T20 R24 S08			
Indicate any previous Washoe County approvals associated with this application:			
Case No.(s). None			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Vector Account LLC		Name: Rubicon Design Group	
Address: 240 Grapevine Ravine Road		Address: 1610 Montclair Avenue, Suite B	
Newcastle, CA	Zip: 95658	Reno, NV	Zip: 89509
Phone: N/A	Fax: N/A	Phone: 775-393-0035	Fax: N/A
Email: N/A		Email: mrambo@rubicondesigngroup.com	
Cell: N/A	Other: N/A	Cell: 775-393-0035	Other: N/A
Contact Person: N/A		Contact Person: Michele Rambo, AICP	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Black Rock Storage, LLC		Name: N/A	
Address: 681 Edison Way		Address:	
Reno, NV	Zip: 89502		Zip:
Phone: 775-336-7555	Fax: N/A	Phone:	Fax:
Email: tom@sierrageneral.com		Email:	
Cell: 775-336-7555	Other: N/A	Cell:	Other:
Contact Person: Tom Ortiz		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: Black Rock Storage, LLC/Tom Ortiz

The receipt of this application at the time of submittal does not guarantee the application complies with all requirements of the Washoe County Development Code, the Washoe County Master Plan or the applicable area plan, the applicable regulatory zoning, or that the application is deemed complete and will be processed.

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, John Brasher
(please print name)

being duly sworn, depose and say that I am the owner* of the property or properties involved in this application as listed below and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true, and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of Planning and Building.

(A separate Affidavit must be provided by each property owner named in the title report.)

Assessor Parcel Number(s): 084-291-04



Printed Name John Brasher

Signed John Brasher

Address 240 Grapevine Ravine Road

Newcastle, CA 95658

Subscribed and sworn to before me this _____ day of _____.

see attached

(Notary Stamp)

Notary Public in and for said county and state

My commission expires: _____

*Owner refers to the following: (Please mark appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign.)
- Power of Attorney (Provide copy of Power of Attorney.)
- Owner Agent (Provide notarized letter from property owner giving legal authority to agent.)
- Property Agent (Provide copy of record document indicating authority to sign.)
- Letter from Government Agency with Stewardship

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of Sacramento)

On 11-13-17 before me, Gary D. Martin
Date Here Insert Name and Title of the Officer

personally appeared John Brasher
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Gary D. Martin
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Property Owner Affidavit Document Date: _____
Number of Pages: _____ Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

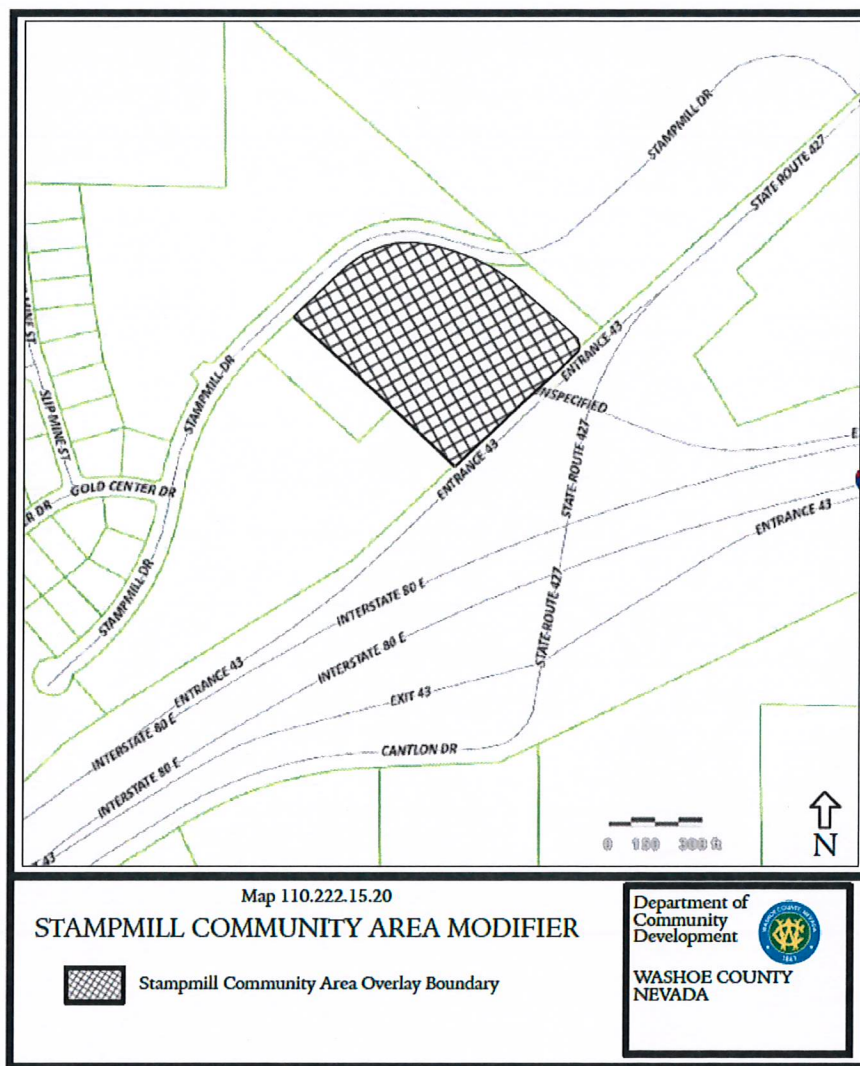
Signer's Name: _____
 Corporate Officer — Title(s): _____
 Partner — Limited General
 Individual Attorney in Fact
 Trustee Guardian or Conservator
 Other: _____
Signer Is Representing: _____

110.222.20 Stampmill Community Area Modifier. The purpose of this section is to establish regulations to support limited commercial development within a specific area of the Stampmill community.

- (a) **Applicability.** Limited commercial development shall be restricted to one (1) parcel located within the Stampmill area as outlined in Map 110.222.20.1 designated with a Medium Density Suburban (MDS) regulatory zone with an approved special use permit by the Washoe County Board of Adjustment pursuant to Article 810.

Map 110.222.20.1

STAMPMILL COMMUNITY AREA MODIFIER LOCATION MAP



Source: Washoe County Department of Community Development

(1) Allowed Uses. The Table of Uses as set forth in Section 110.302.05 is modified in the following manner:

(i) Commercial Use Type. The following commercial use type as listed in Table 110.302.05.3, Table of Uses (Commercial Use Types), shall be allowed with a Special Use Permit approved by the Board of Adjustment:

(1) Mini Storage.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#) [Change of Address](#) [Print this Page](#)

Washoe County Parcel Information		
Parcel ID	Status	Last Update
08429104	Active	11/15/2017 2:16:21 AM
Current Owner: VECTOR ACCOUNT LLC 240 GRAPEVINE RAVINE LN NEWCASTLE, CA 95658		SITUS: 0 STAMPMILL DR WCTY NV
Taxing District	Geo CD:	
Legal Description		
Township 20 Section 8 SubdivisionName _UNSPECIFIED Range 24		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$257.85	\$257.85	\$0.00	\$0.00	\$0.00
2016	\$247.88	\$250.36	\$0.00	\$0.00	\$0.00
2015	\$244.96	\$244.96	\$0.00	\$0.00	\$0.00
2014	\$244.96	\$264.56	\$0.00	\$0.00	\$0.00
2013	\$1,218.66	\$1,373.47	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

- ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

Pay Online

No payment due for this account.

\$0.00

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

Mailing Address:
 P.O. Box 30039
 Reno, NV 89520-3039

Overnight Address:
 1001 E. Ninth St., Ste D140
 Reno, NV 89512-2845

-  [Payment Information](#)
-  [Special Assessment District](#)
-  [Installment Date Information](#)
-  [Assessment Information](#)

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