



# Planning Commission Staff Report

Meeting Date: August 2, 2016

Subject: Master Plan Amendment Case Number MPA16-002 and  
Regulatory Zone Amendment Case Number RZA16-003

Applicant: Gerlach General Improvement District

**Agenda Item Number: 8B**

Summary: To amend the Washoe County Master Plan Category of Rural on one +/- 19.4 acre parcel from Rural (R) to Suburban Residential (SR); and to change the Regulatory Zone on the same parcel from General Rural (GR) to Medium Density Suburban (MDS).

**Recommendation: Adopt Master Plan Amendment Case Number MPA16-002, recommend adoption of Regulatory Zone Amendment Case Number RZA16-003, and authorize the Chair to sign both attached resolutions.**

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## Description

**Master Plan Amendment Case Number MPA16-002 and Regulatory Zone Amendment Case Number RZA16-003 (Gerlach General Improvement District) – Hearing, discussion, and possible action:**

- 1) To adopt by resolution an amendment to the High Desert Master Plan Map, changing the Master Plan Category from Rural (R) to Suburban Residential (SR) on one +/-19.4 acre parcel of land.
- 2) Subject to a finding of conformance with the Truckee Meadows Regional Plan and final approval of the associated Master Plan Amendment, to approve a resolution recommending adoption of an amendment to the High Desert Regulatory Zone Map, changing the Regulatory Zone from General Rural (GR) (up to 1 dwelling unit per 40 acres) to Medium Density Suburban (MDS) (up to 3 dwelling units per acre) on the same +/-19.4 acre parcel.

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the High Desert 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 Owner: Gerlach General Improvement District
- Location: North edge of Gerlach adjacent to the existing development on Diablo Drive. The parcel is located generally in the northeast corner formed by the intersection of Diablo Drive and Main Street.
- Assessor's Parcel Number: 071-240-13
- Parcel Size: ± 19.369 acres
- Existing Master Plan Category: Rural (R)
- Proposed Master Plan Category: Suburban Residential (SR)
- Existing Regulatory Zone: General Rural (GR)
- Proposed Regulatory Zone: Medium Density Suburban (MDS)
- Area Plan: High Desert
- Citizen Advisory Board: Gerlach/Empire
- Development Code: Article 820, *Amendment of Master Plan*  
Article 821, *Amendment of Regulatory Zone*
- Commission District: 5 – Commissioner Herman
- Section/Township/Range: Section 15, T321N, R23E, MDM,  
Washoe County, NV

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## **Explanation of a Master Plan Amendment**

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

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County 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 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.

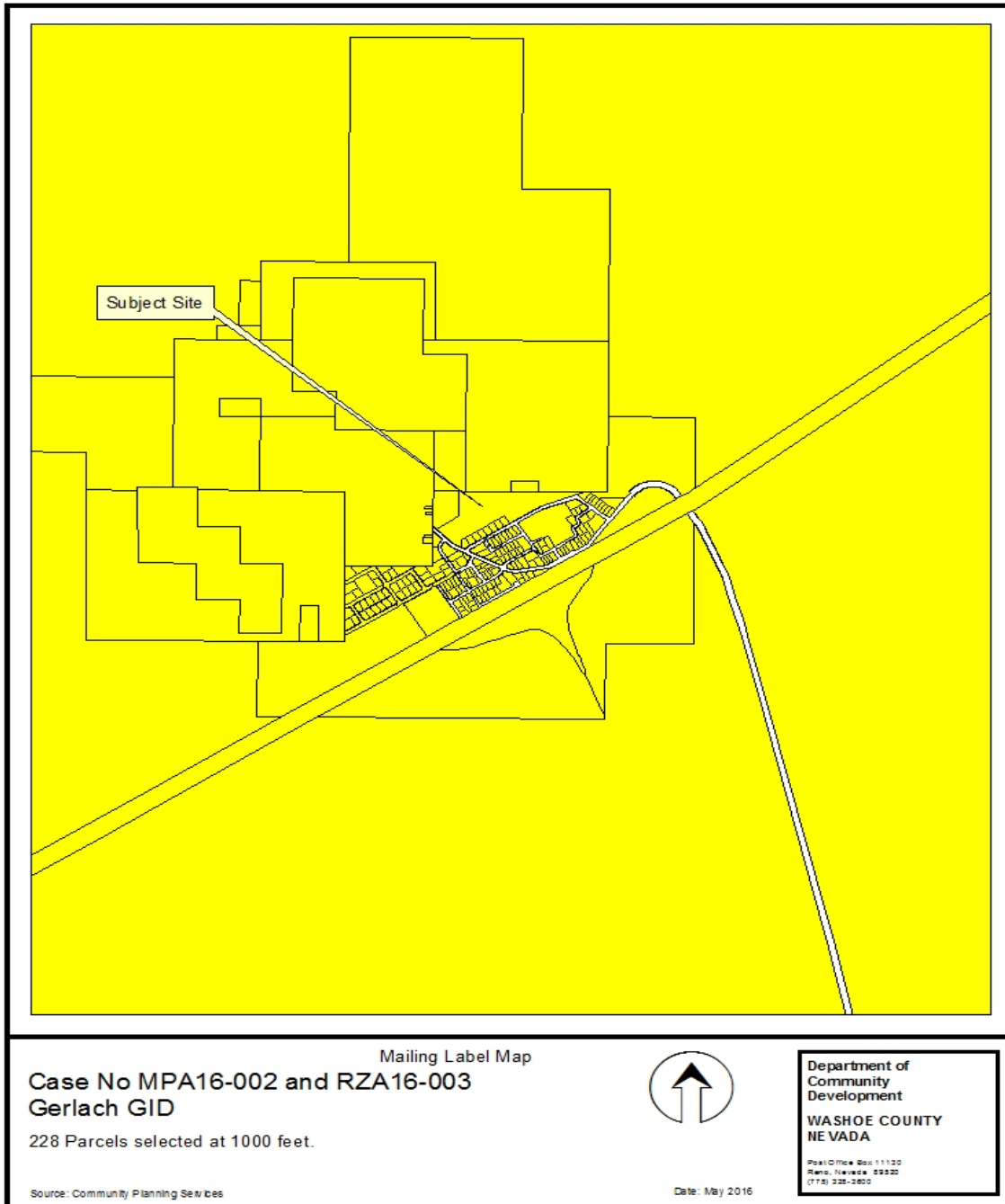
Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives 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

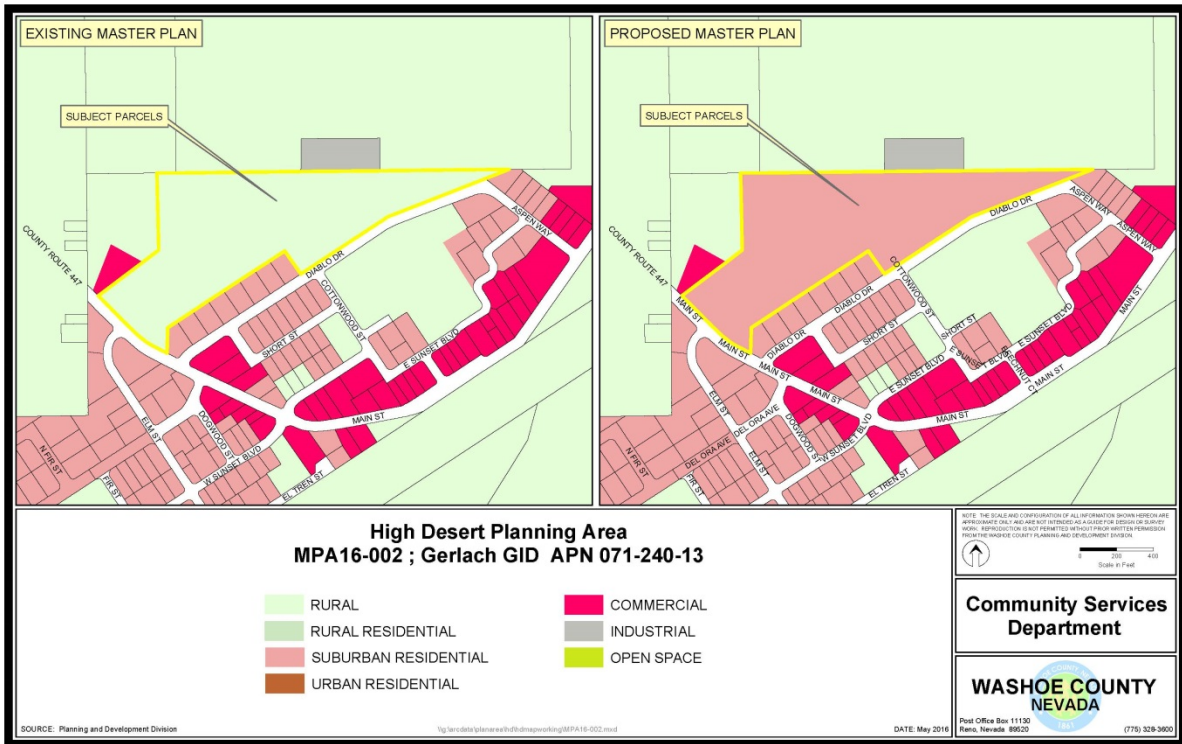
the findings found in Article 821 of the Washoe County Development Code and any findings as set forth in the appropriate Area Plan.

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 Washoe County Board of Commissioners.

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of 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 Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

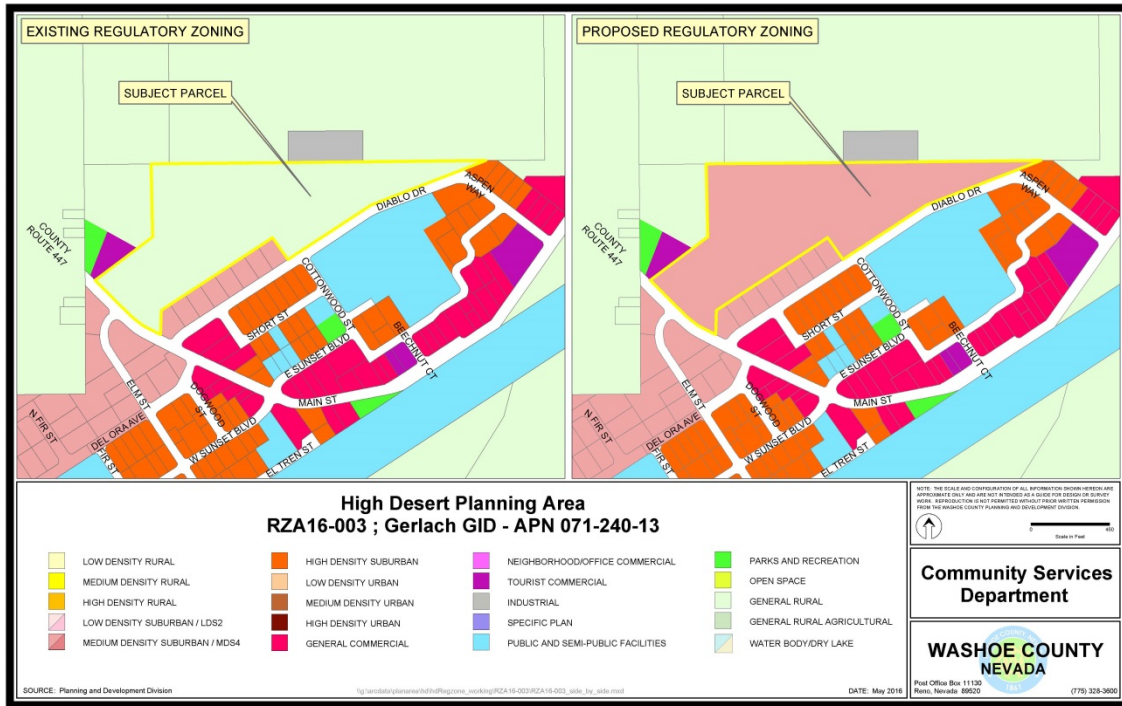


**Vicinity Map**

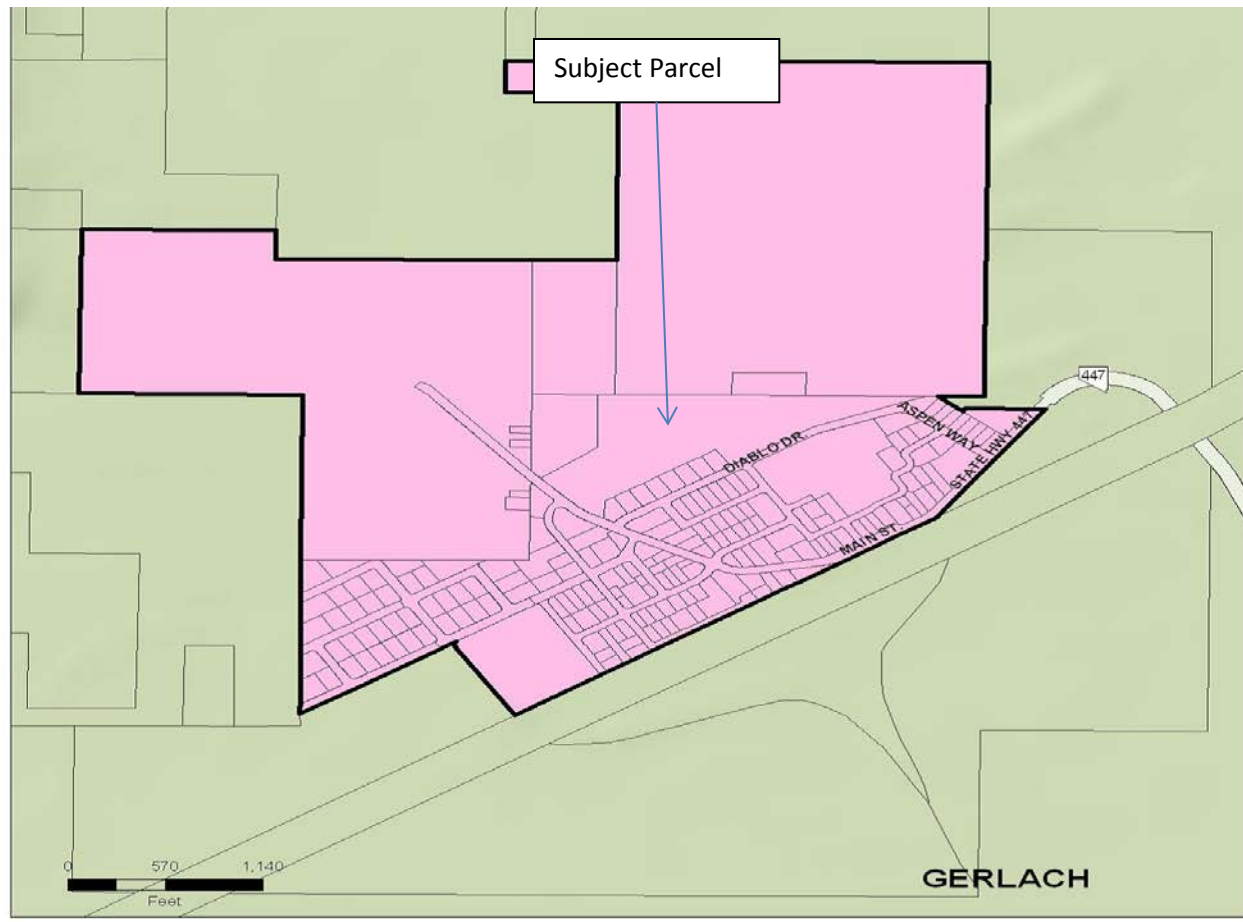


**Proposed Master Plan Amendment**





**Proposed Regulatory Zone Amendment**



### Suburban Character Management Area

#### Background/Analysis

The applicants are asking to amend the Washoe County Master Plan – High Desert Master Plan map and the High Desert Regulatory Zone map for the purpose of increasing the allowable residential density on one parcel totaling  $\pm$  19.37 acres. The proposed Master Plan Amendment would amend the High Desert Master Plan Map to change the existing Master Plan category of Rural (R) to Suburban Residential (SR). The proposed Regulatory Zone Amendment would amend the High Desert Regulatory Zone Map to change the existing Regulatory Zone of General Rural (GR) to Medium Density Suburban (MDS).

The General Rural Regulatory Zone allows for one dwelling unit per 40 acres. The subject parcel is a legal non-conforming parcel and is entitled to one dwelling. The Medium Density Suburban Regulatory Zone allows for up to 3 dwelling units per acre. Therefore the potential increase in residential density on the parcel is 57 units.

The applicant and property owner, the Gerlach General Improvement District (GID), owns several large properties around the outer perimeter of the developed town of Gerlach. The Gerlach GID is also the water and sanitary sewer provider for this property. In a very real but also convenient manner, the GID's land acts as a kind of growth boundary for this rural community. The High Desert area and in particular the town of Gerlach is currently experiencing some mild growth pressures due to the annual Burning Man event held nearby in the Black Rock Desert. This proposed amendment is a response to this slowly increasing growth demand. The parcel is located within the service district of the water and sewer service provider (the Gerlach GID), and is located immediately adjacent to the existing developed town. There is currently excess capacity for roads, water, sewer, and schools within Gerlach. The area is served by Truckee Meadows Fire Protection District. Comments from all reviewing agencies indicated that they have no concerns with either proposed amendment at this time, but will likely have comments at the time of a specific subdivision and or development review for the parcel in the future.

### **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). While the streets most likely to see an impact are Main Street and Diablo Drive, all of the local roadways in this immediate area of the community may be impacted by these amendments. However, each of these roadways are currently operating well below the level of service and the potential increase of traffic generated from 57 additional residential lots will not substantially impact these roadways.

### **Services and Facilities**

This project lies within the Gerlach General Improvement District's service district. The Gerlach GID is also the applicant and property owner for the subject project. The GID has significant water and sewer capacity available to serve development within its service boundaries. As further development occurs in the Gerlach area, it will be important to match development potential with the capacity of the GID to serve any new development. However, at this point and in regard to this proposed Master Plan and Regulatory Zone amendment, there is sufficient capacity to serve the increase in development potential. The specific infrastructure requirements will be determined as part of any future subdivision or development of the property.

### **Site Characteristics**

The subject property is found on the north side of the developed town of Gerlach. There are a variety of different Master Plan categories and regulatory zones surrounding this property. To the immediate west is the historic hot springs property that now includes a communications tower. This property has mixed regulatory zones of General Rural, Tourist Commercial, and Parks and Recreation. To the immediate north, the property is adjacent to a property with a General Rural regulatory zone. There is also a small parcel with an Industrial regulatory zone

located immediately along the northern property line of the subject parcel. This property is operated as a propane storage facility by Granite Propane Inc. Other developed properties that are adjacent to the subject property are found along the southern/eastern boundary. It is in these areas that the Gerlach School (across Diablo Drive) is found; with a regulatory zone of Public and Semi-Public Facilities, as well as properties with regulatory zones of Medium Density Suburban, High Density Suburban, and General Commercial. Most of these properties are developed with single family units; however, a few are vacant. The site is currently undeveloped and the topography is generally flat across the entire parcel.

### **Compatibility**

As mentioned, the subject property is surrounded by a mix of different regulatory zones. According to *Table 3: Land Use Compatibility Matrix* of the *Land Use and Transportation Element* within the Washoe County Master Plan, the proposed regulatory zone of Medium Density Suburban has either High or Medium compatibility with all of the adjacent properties with the exception of the industrially zoned parcel along the northern property line which has a low compatibility with the proposed zoning. . Significant mitigation will be required during any subsequent subdivision or residential development of the property to ensure the incompatible nature of these two uses is balanced to the best degree possible. However, the subject site is large enough, and the industrial site is small enough, that such mitigation should be entirely feasible.

Regarding the southern/eastern portions of the property, the addition of more residential development of the currently existing character is compatible with the anticipated residential growth of this small community. The proposed site is located within the boundaries of the Suburban Character Management Area as depicted on the High Desert Character Management Plan Map (see the Character Management Plan map just before this Background section). In fact, this proposal promotes exactly what the High Desert Area Plan's Character Statement describes regarding future growth.

Excerpt from the High Desert Area Plan Character Statement: Gerlach consists primarily of high density suburban residential development interspersed with small amounts of medium density suburban residential development, mainly on the fringes of the town. Future development in Gerlach should match existing high density suburban land use in the already developed center of town and transition to medium density suburban land use along the periphery of town.

### **High Desert Area Plan Master Plan Policies**

The following is an analysis of both the Master Plan amendment and the Regulatory Zone amendment request with the applicable master plan policies from the High Desert area plan.

**HD.1.2** Policy Growth Level: In order to manage the conservation of the High Desert planning area's distinctive character, future amendments to this plan which seek to

intensify growth opportunities will be carefully reviewed by the community and staff 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 must ensure that all growth in the High Desert planning area occurs within the limits of sustainable resource management.

*Staff Comment: The proposed master plan and regulatory zone amendments will result in a limited density increase of a maximum of 57 residential dwelling units. The proposed site is within the Gerlach General Improvement District's service area for water and sewer service.*

- HD.7.1** Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the High Desert planning area, the Nevada State Historic Preservation Office will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

*Staff Comment: The amendment applications were sent to the Nevada State Historic Preservation Office; no comments were received at the time this staff report was written.*

- HD.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 High Desert 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 following findings of fact to recommend approval of the proposed master plan amendment to the Washoe County Board of Commissioners. The following findings are presented for the Planning Commission's consideration:

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

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

*Staff Comment: With the exception of one area along the northern property line, the proposed regulatory zones have either a high or medium compatibility with all surrounding regulatory zones as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan. The one low compatibility area is designated Industrial is relatively small and any impacts can be easily mitigated.*

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

*Staff Comment: The proposed amendment is located inside the Suburban Character Management Area of the High Desert Area Plan. This area is designated for future growth in the High Desert planning area. The proposed amendment is in response to a future demand for more residential opportunities in the Gerlach area.*

4. Availability of Facilities There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the Proposed Master Plan designation.

*Staff Comment: There are adequate existing facilities to accommodate the increase in residential intensity and density being proposed for this property. The Gerlach General Improvement District provides water and sanitary sewer for this area. The GID has capacity to serve this proposal. Roadways are operating well below current levels of service.*

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

*Staff Comment: The proposed amendment promotes the desired pattern of growth within the High Desert Area Plan without impairing natural resources or public services. The proposed site is within the Suburban Character Management Area of the High Desert Area Plan.*

6. Effect on a Military Installation There are no military installations within the required noticing distance for the proposed amendment; therefore this finding does not apply.

## REGULATORY ZONE AMENDMENT

Required findings for Regulatory Zone Amendments are found in WCC Section 110.821.15(d) The Planning Commission must make all seven findings in order to approve the proposed amendment. 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 High Desert Area Plan and the High Desert 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: With the exception of one area along the northern property line, the proposed regulatory zone 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. The one area that is low compatibility is designated Industrial , is relatively small and any impacts can be easily mitigated.*

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

*Staff Comment: The proposed amendment is located inside the Suburban Character Management Area of the High Desert Area Plan. This area is designated for future growth in the High Desert Area. The proposed amendment is in response to a future demand for more residential opportunities in the Gerlach area.*

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 existing facilities to accommodate the increase in residential intensity and density being proposed for this property. The Gerlach General Improvement District provides water and sanitary sewer for this area. The GID has capacity to serve this proposal. Roadways are operating well below current levels of service.*

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. The proposed site is within the Suburban Character Management Area of the High Desert Area Plan.*

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 apply.*

### **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 Amendment. The amendment request was properly noticed for a neighborhood meeting and was heard at the Gerlach General Improvement District's monthly meeting on July 7, 2016.

### **Public Notice**

Notice of public hearings for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended. RZAs must be noticed following NRS 278.260. A legal ad was placed with the Reno Gazette-Journal for July 22, 2016.

### **Recommendation for MPA16-002**

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Attachment A of this staff report to amend the High Desert Master Plan as set forth in Master Plan Amendment Case Number MPA16-002. 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 MPA16-002**

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 Attachment A of this staff report to amend the High Desert



Master Plan as set forth in Master Plan Amendment Case Number MPA16-002 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 MPA16-002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the 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; and,
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.

### **Recommendation for RZA16-003**

It is recommended that the Washoe County Planning Commission recommend adoption of the Regulatory Zone Amendment to the Washoe County Board of Commissioners. It is further recommended that the Planning Commission adopt the resolution contained at Attachment B of this staff report to amend the High Desert Regulatory Zone map as set forth in Regulatory Zone Amendment Case Number RZA16-003. The regulatory zone amendment will be effective upon final adoption of MPA16-002 upon a finding of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission. The following motion is provided for your consideration:

### **Motion for RZA16-003**

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 Attachment B of this staff report to amend the High Desert Regulatory Zone map as set forth in Regulatory Zone Amendment Case Number RZA16-003 having made all seven of the following findings in accordance with WCC Section 110.821.15(d). The regulatory zone amendment will be effective upon final adoption of MPA16-002 upon a

finding of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission. I further move to certify the resolution as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

### **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 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.

Xc: Gerlach General Improvement District, 410 Cottonwood Street, P.O. Box 209, Gerlach Nevada, 89412



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, HIGH DESERT AREA PLAN, MASTER PLAN MAP (MPA16-002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 16-11

Whereas, Master Plan Amendment Case Number MPA16-002 came before the Washoe County Planning Commission for a duly noticed public hearing on August 2, 2016; 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 MPA16-002, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

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

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

Now, therefore, be it resolved that pursuant to NRS 278.210(3) (1) subject to approval by the Washoe County Board of Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number MPA16-002, 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 August 2, 2016

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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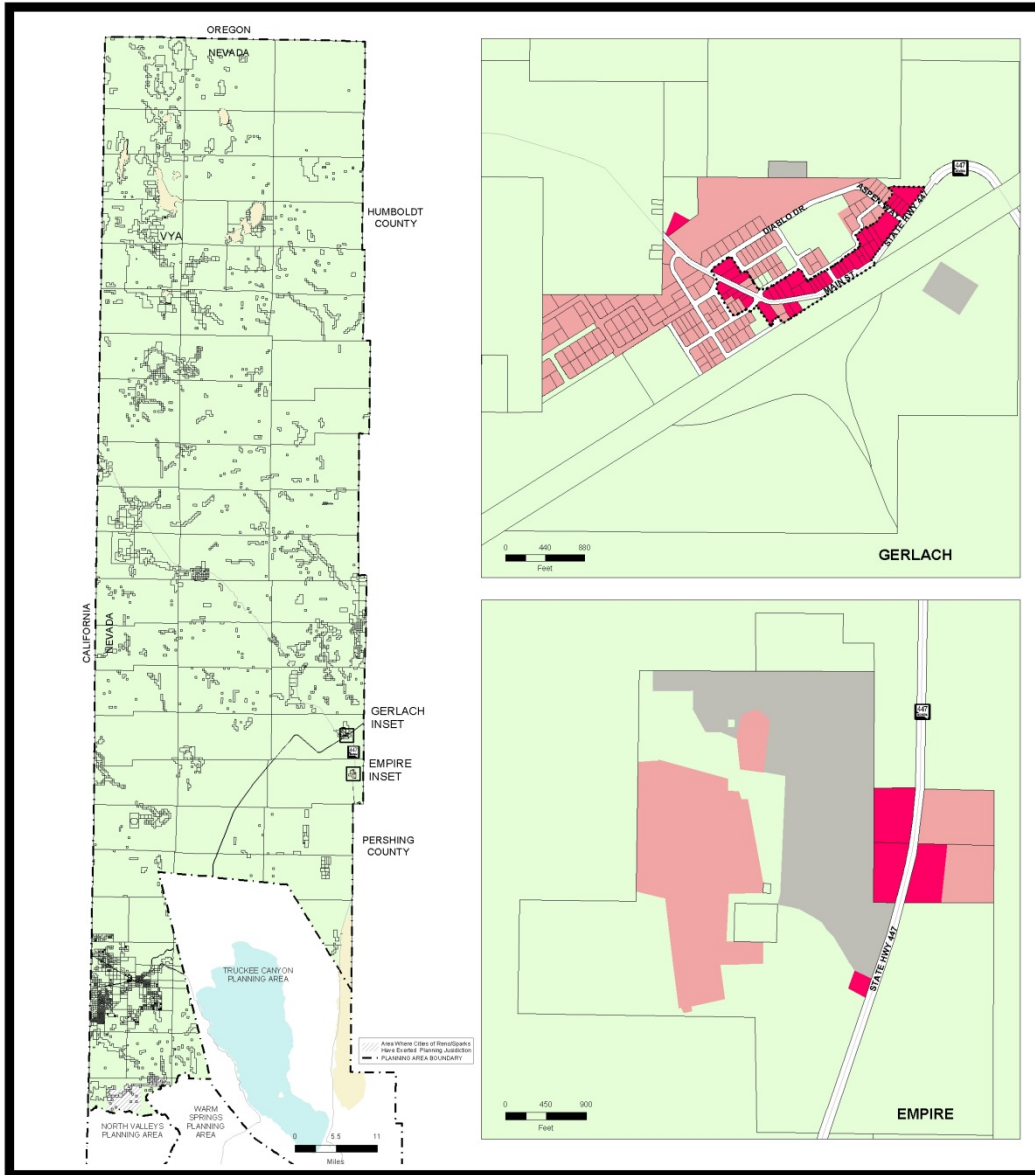
Carl R. Webb, Jr., AICP, Secretary

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James Barnes, Chair

Attachment: Exhibit A – High Desert Master Plan Map

# Exhibit A, MPA16-002



<h2>HIGH DESERT MASTER PLAN MAP</h2>		<p><b>NOTE:</b> 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.</p> <p><small>© 2016 Washoe County Planning and Development Division</small></p>
<p>PLANNING AND DEVELOPMENT DIVISION</p>		
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> RURAL RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e69138; border: 1px solid #ccc; margin-right: 5px;"></span> SUBURBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid #ccc; margin-right: 5px;"></span> URBAN RESIDENTIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f08080; border: 1px solid #ccc; margin-right: 5px;"></span> COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid #ccc; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #92d050; border: 1px solid #ccc; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; border: 2px dashed black; margin-right: 5px;"></span> DOWNTOWN GERLACH OVERLAY DISTRICT</li> </ul>	<p><b>CERTIFICATION:</b> 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.</p> <p>DATE: _____ DIRECTOR: _____</p>	
<p>PC Date: July 5, 2016 IDCC Date: _____ RPC Adoption Date: _____</p>		<p style="text-align: center;"><b>Community Services Department</b></p> <hr/> <p style="text-align: center;"><b>WASHOE COUNTY NEVADA</b></p> <p style="text-align: center;">Post Office Box 11130 Reno, Nevada 89520 (775) 328-3600</p>



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA16-003 AND THE AMENDED HIGH DESERT REGULATORY ZONE MAP

Resolution Number 16-12

Whereas Regulatory Zone Amendment Case Number RZA16-003, came before the Washoe County Planning Commission for a duly noticed public hearing on August 2, 2016; 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 recommended for adoption pending approval of the proposed Master Plan Amendment (MPA16-002) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

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

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions. 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 Regulatory Zone 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; and
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number RZA16-003 and the amended High Desert Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on August 2, 2016.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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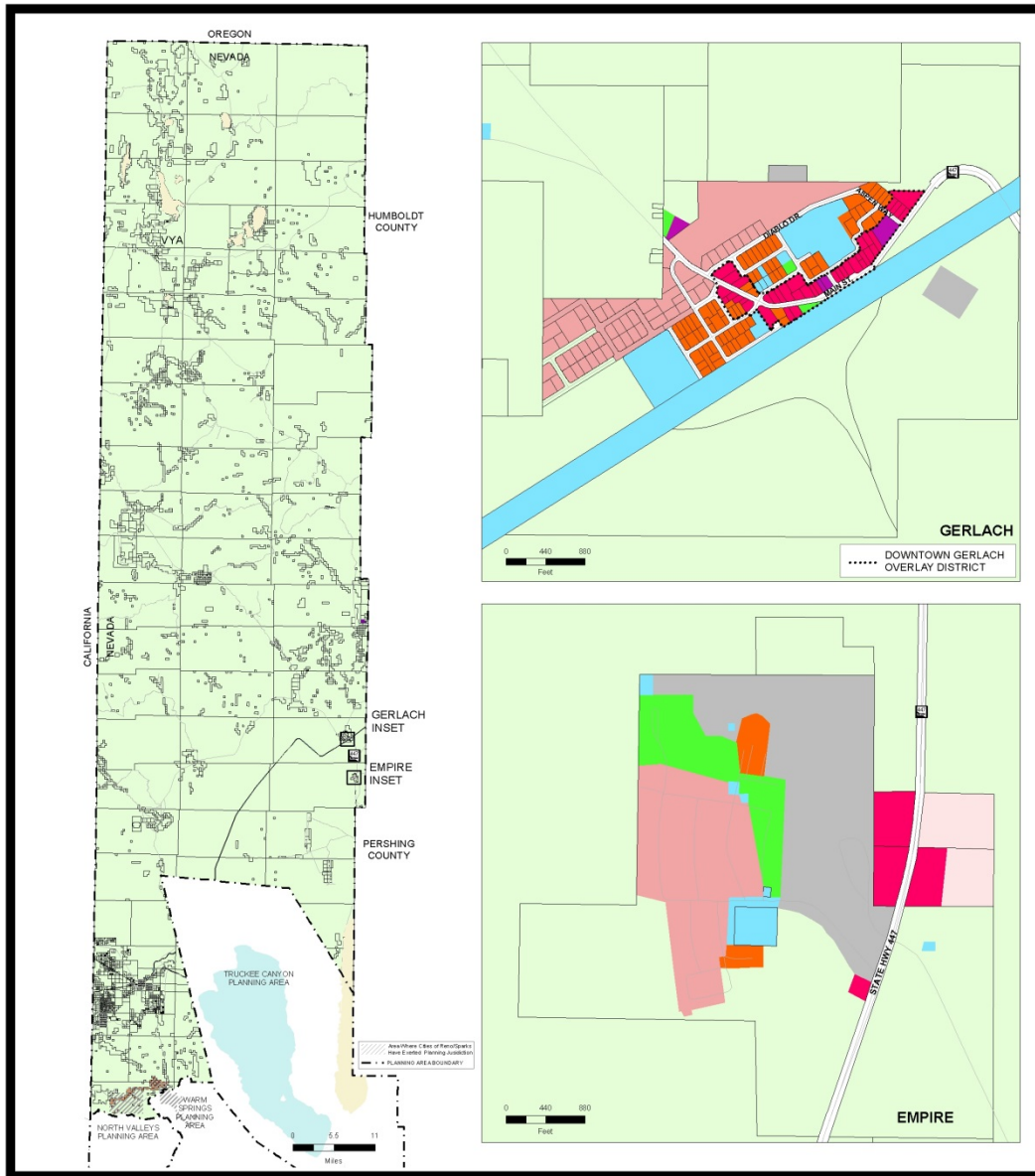
Carl R. Webb, Jr., AICP, Secretary

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James Barnes, Chair

Attachment: Exhibit A – High Desert Regulatory Zone Map

# Exhibit A, RZA16-003



## HIGH DESERT REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f0f0f0; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f0c0c0; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e08080; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c0504d; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN 4</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff8c00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f4a460; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #a0522d; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800000; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff0066; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black; margin-right: 5px;"></span> TOURIST COMMERCIAL</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #add8e6; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #32cd32; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e0ffe0; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #c8e6c9; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #fff9c4; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
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PLANNING AND DEVELOPMENT DIVISION

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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