



# WASHOE COUNTY

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## STAFF REPORT

**BOARD MEETING DATE: April 28, 2020**

**DATE:** March 13, 2020

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planning and Building Division, Community Services Department, 775.328.3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, [mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Master Plan Amendment Case Number WMPA19-0009 (Reno-Stead Corridor Joint Plan) to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS). If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission.

AND

Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead Corridor Joint Plan) to adopt, subject to final approval of the associated master plan amendment and a favorable conformance review by the regional planning authorities, an amendment to the North Valleys Regulatory Zone Map, a component of the North Valleys Area Plan, to change the regulatory zone on all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zone of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zone of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR)

**AGENDA ITEM # \_\_\_\_\_**

to Washoe County regulatory zone of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zone of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zone of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zone of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zone of Parks and Recreation (PR).

This is a request from Washoe County. The Reno-Stead Corridor Joint Plan (RSCJP) is located in various areas along portions of US-395, North Virginia Street, Red Rock Road, Lemmon Drive, & Seneca Drive (Horizon Hills). The area is located within the North Valleys Citizen Advisory Board boundaries and within Washoe County Commission District No. 5.

AND

If approved, authorize the Chair to sign the resolutions to that effect. This item is being brought forward to conform the applicable property designations to the recently adopted 2019 Truckee Meadows Regional Plan, which eliminated the RSCJP from the plan. (Commission District 5.)

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### **SUMMARY**

This is a request to adopt amendments to the Washoe County Master Plan North Valleys Area Plan and North Valleys Regulatory Zone Map to sunset the Reno-Stead Corridor Joint Plan (RSCJP) and change all RSCJP land use designations to equivalent Washoe County master plan and regulatory zone categories for 416 parcels.

Washoe County strategic objective supported by this item: Proactive Economic Development and Diversification

### **PREVIOUS ACTION**

On February 4, 2020, the Washoe County Planning Commission heard the master plan and regulatory zone amendments request in question and unanimously recommended adoption of these amendments.

On January 13, 2020, Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment Case Number WRZA19-0009 were reviewed at the North Valleys Citizen Advisory Board (CAB) meeting. This meeting also fulfilled the neighborhood meeting requirement. The CAB members voted unanimously to deny the requests (See Exhibit G).

On October 10, 2019, the Truckee Meadows Regional Governing Board adopted the 2019 Truckee Meadows Regional Plan (TMRP), which did not include the RSCJP in the 2019 TMRP.

## **BACKGROUND**

The Regional Planning Commission is allowed per NRS 278.027844 to designate joint planning areas that are jointly adopted by the affected jurisdictions. The Truckee Meadows Regional Planning Commission (TMRPC) in 1996 designated the area that is now the Reno-Stead Corridor Joint Plan (RSCJP) as a joint planning area. The RSCJP had been developed in response to differing interests and to guide the future growth and development of the area for residents, property owners, Washoe County and City of Reno. The RSCJP was included in the adopted 2007 TMRP.

There have been individual amendments to the Joint Plan since it was adopted. In 2009 at a joint meeting of the Reno City Council and the Washoe County Board of Commissioners, it was requested that the Directors of the Departments of Community Development for both jurisdictions update the RSCJP. The City of Reno's adoption of the North Virginia Street Transit Oriented Development Corridor (TOD) had impacted much of the area of the RSCJP.

The newly adopted 2019 TMRP removed the RSCJP from the plan. Since the TMRP no longer designates the area as a joint planning area the need for the plan within the Washoe County Master Plan is no longer required. Staff was directed to convert the existing parcels in Washoe County's jurisdiction to standard Washoe County master plan and regulatory zone categories and remove any reference to the RSCJP within the North Valleys Area Plan.

There are 416 Washoe County parcels that are in the RSCJP. Approximately 735 acres are primarily located in six different areas in the North Valleys. The properties have been developed as residential and commercial uses, while some parcels remain undeveloped. The intent of the amendments are to maintain the character and densities from the existing RSCJP land use designations and convert the parcels to Washoe County master plan and regulatory zone categories. The removal of the RSCJP will eliminate joint meetings being held for planning commissions and Board of County Commissioners and Reno City Council. Master plan and regulatory zoning amendments will just be heard by Washoe County Planning Commission and Board of County Commissioners.

## **FISCAL IMPACT**

No fiscal impact.

## **RECOMMENDATION**

It is recommended that the Board of County Commissioners adopt and authorize the Chair to sign the resolution contained as Attachment A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0009; and, subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt and authorize the Chair to sign the resolution contained as Attachment B to this staff report to amend the North Valleys Regulatory Zone Map, as set forth in Regulatory Zone Amendment Case Number WRZA19-0009.

**POSSIBLE MOTION**

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

“Move to adopt:

Master Plan Amendment Case Number WMPA19-0009, to amend the North Valleys Area Plan, a component of the Washoe County Master Plan, to change the master plan category to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS); and to authorize the Chair to sign the resolution contained as Attachment A to this staff report to that effect. If adopted, the master plan amendment will take effect after a determination of conformance with the Truckee Meadows Regional Plan by the Truckee Meadows Regional Planning Commission;

AND

Subject to final approval of the associated master plan amendment and a favorable conformance review by the Truckee Meadows Regional Planning Commission, adopt:

Regulatory Zone Amendment Case Number WRZA19-0009, to amend the North Valleys Regulatory Zone Map, a component of the North Valleys Area Plan, to change the regulatory zone on all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zone of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zone of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zone of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zone of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zone of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zone of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zone of Parks and Recreation (PR); and to authorize the Chair to sign the resolution contained as Attachment B to this staff report to that effect.

In making this motion, the Board is able to make the findings for the master plan amendment as required by Washoe County Code Section 110.820.15(d):

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.

In making this motion, the Board is also able to make the required North Valleys Area Plan finding:

Goal Twenty: Amendments to the North Valley Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Further, the Board is able to make the findings for the regulatory zone amendment as required by Washoe County Code Section 110.821.15(d):

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.”

Attachments:

- A. MPA Resolution
- B. RZA Resolution
- C. Planning Commission MPA Resolution
- D. Planning Commission RZA Resolution
- E. Planning Commission Staff Report
- F. Planning Commission Minutes
- G. North Valley Citizen Advisory Board (CAB)Minutes



## WASHOE COUNTY COMMISSION

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

### RESOLUTION ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS MASTER PLAN MAP (WMPA19-0009)

WHEREAS, Washoe County is requesting approval of Master Plan Amendment Case No. WMPA19-0009 to sunset the Reno-Stead Corridor Joint Plan (RSCJP) and to change the master plan category on all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS) in the North Valleys Area Plan, a component of the Washoe County Master Plan; and

WHEREAS, on February 4, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA19-0009, authorized the Planning Commission Chair to sign Resolution Number 20-04 to that effect, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment; and

WHEREAS, upon holding a subsequent public hearing on April 28, 2020, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

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 Changed Conditions. The proposed amendment identifies and 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.

North Valleys Area Plan Finding – Goal Twenty: Amendments to the North Valley Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement; and

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the North Valleys Area Master Plan Map (Case No. WMPA19-0009), as set forth in Exhibit A-1 and A-2 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 28th day of April 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Bob Lucey, Chair

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk



**Exhibit A-1, North Valleys Area Plan**



**Department of  
Community Development**

# **Master Plan North Valleys Area Plan**



**WASHOE COUNTY  
NEVADA**

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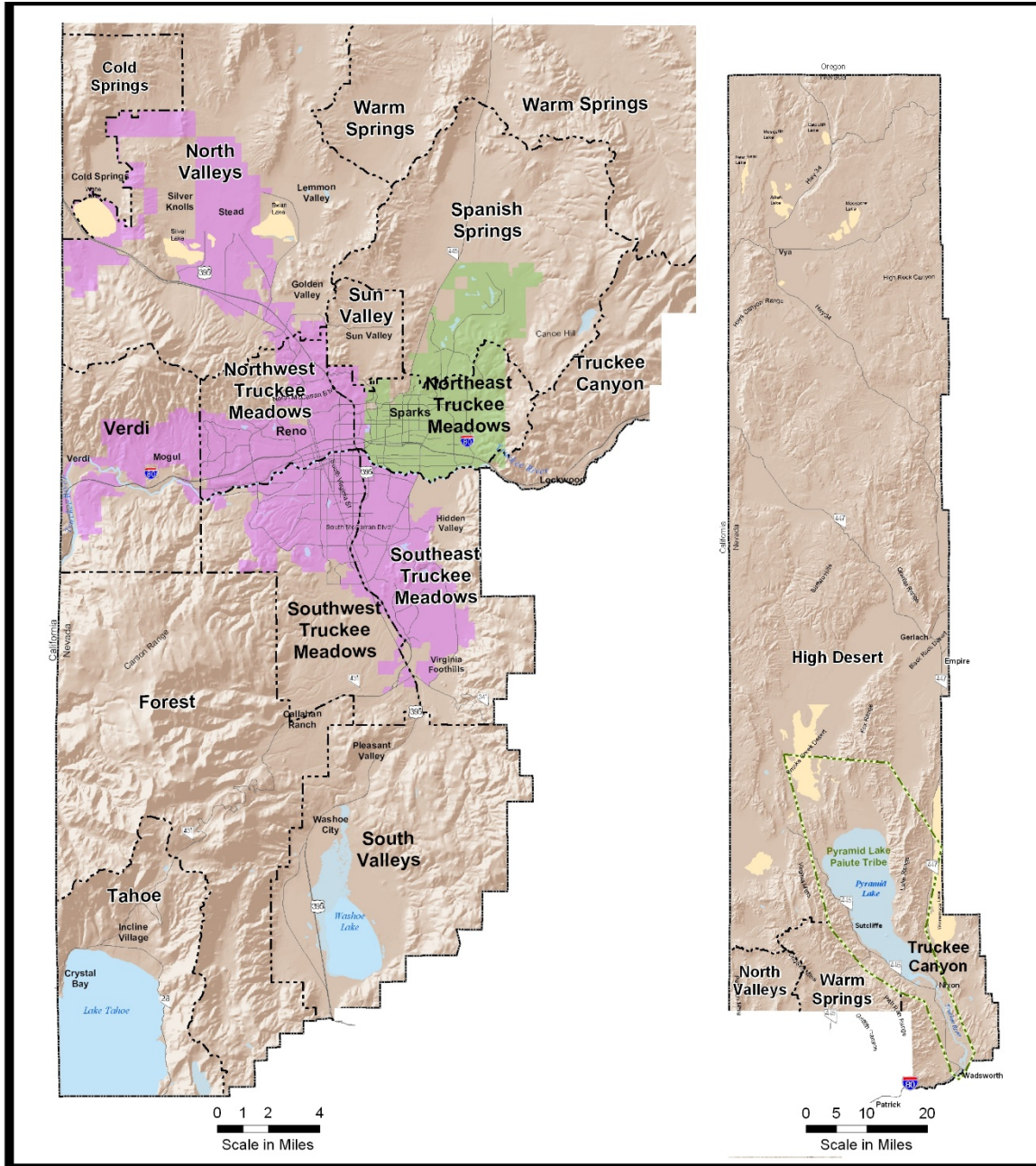
**Department of  
Community Development**

**Master Plan  
North Valleys Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the North Valleys Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the North Valleys Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

THIRD PRINTING, SEPTEMBER 2010



### WASHOE COUNTY PLANNING AREAS

<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Planning Area boundary</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Washoe County boundary</li> <li><span style="border-bottom: 1px dashed green; width: 20px; display: inline-block;"></span> Pyramid Lake Paiute Tribe boundary</li> <li><span style="background-color: purple; width: 15px; height: 10px; display: inline-block;"></span> City of Reno</li> <li><span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span> City of Sparks</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span> Dry Lakes</li> <li><span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block;"></span> Water Bodies</li> <li><span style="background-color: #d2b48c; width: 15px; height: 10px; display: inline-block;"></span> Hillshade, 10 meter elevations</li> </ul>
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Source: Community Services Date: June 2006

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Scale Bars are shown below each map

**Department of  
Community Development**

**WASHOE COUNTY  
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## **Acknowledgments**

### **Washoe County Board of County Commissioners**

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John Breternitz  
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Robert M. Larkin

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### **North Valleys Citizen Advisory Board** (Area Plan update)

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## **Introduction**

The North Valleys Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the North Valleys communities.

The result of this effort is the development of a comprehensive vision for the North Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The North Valleys Area Plan implements and preserves this community vision and character.

## **Vision**

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;

Respects private property rights;

Provides a range of housing opportunities;

Provides ample open space and recreational opportunities;

Addresses the conservation of natural, scenic and cultural resources;

Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,

Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

## **Character Statement**

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

~~Part of the North Valleys is subject to the Reno-Stead Corridor Joint Plan. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~

Identifiable communities in the North Valleys include:

A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.

The **Golden Valley Community** is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.

As a low density suburban residential community, the **Silver Knolls Community** is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.

The North Valleys Area Plan is home to two areas of a decidedly more rural character. These areas and the rural communities found there are identified on the Character Management Plan map as the North Valleys Rural Character Management Area. In the southern portion of the area plan, large private parcels and significant holdings of the National Forest Service characterize much of the northeast slope of Peavine Mountain. Likewise, large private parcels and significant holdings of the Bureau of Land Management characterize the northern section of the area plan, generally north of Stead, Lemmon Valley, and Silver Knolls, as well as east of Lemmon Valley. In the northern reaches of the North Valleys planning area, the communities of **Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos** contribute to a distinct character of large and very large lot residential uses. These areas are not suburban land uses with a rural character. Rather, they are more truly rural in land use pattern and in community character. While some smaller lots exist, these areas are predominantly large lot (10 acre and greater) residential communities. A significant amount of home based business, agriculture, and agricultural related business exists in and around these communities. These



activities are a key component of the character in these rural areas. These communities exist in and around large blocks of federal land, controlled primarily by the Bureau of Land Management. The key cultural, archaeological, natural, habitat, recreational and other special resources on these federal lands as well as on private lands, are a key component of the areas' character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level. The lack of air, water, noise and light pollution, as well as low traffic congestion is commonly cited as key components of the rural areas' character. Equestrian activities for recreational, educational and economic purposes are commonplace, and the large lot size together with the proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities that form an important part of this area's character. In addition to horse, many residents also own hobby livestock such as alpaca, llama, donkey, etc. for similar purposes. The value of this area for educational and scientific purposes is highlighted by the existence of the Animal Ark Wildlife Sanctuary. This non-profit institution is an important member of the community, and its contributions, not only to the local area's character but also to the regional quality of life, make a strong statement regarding the broad contribution that rural areas make to the region at large.

~~**Horizon Hills, Black Springs and Anderson Acres Communities** are suburban areas within the Reno-Stead Corridor Joint Plan area. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~

The **Cold Springs Community** has traditionally been considered part of the North Valleys planning area. However, due to its location, unique history, and the expansion of Incorporated Reno into the Cold Springs Community, Washoe County has worked with residents to develop a separate Cold Springs Area Plan.

The **Reno-Stead Incorporated Area** within the North Valleys planning area contributes significantly to the overall character of the planning area. The Reno-Stead Airport, significant employment and commercial opportunities in industrial and commercial areas, and a full range of residential densities combine to make the Reno-Stead area a very large component of the landscape and local character.

## Vision and Character Management

### Land Use

**Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.**

#### Policies

- NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), **and** the Golden Valley Suburban Character Management Area (GVSCMA), ~~and the Reno-Stead Corridor Joint Plan area.~~
- NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.

- NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.
- NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Public/Semi-public Facilities (PSP).
  - d. Parks and Recreation (PR).
  - e. Open Space (OS).
- NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Low Density Suburban (LDS – One unit per acre).
  - f. Public/Semi-public Facilities (PSP).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).
- NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS – One unit per acre).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).
- NV.1.7 The following Regulatory Zones are permitted within the Lemmon Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).

- e. Public/Semi-public Facilities (PSP).
- f. Low Density Suburban (LDS 1 – One unit per acre).
- g. Low Density Suburban-Two (LDS 2 – Two units per acre).
- h. Medium Density Suburban-Three (MDS 3 – Three units per acre).
- i. Medium Density Suburban-Four (MDS 4 – Four units per acre).
- j. High Density Suburban (HDS – Seven units per acre single family detached; Nine units per acre attached or mobile home).
- k. Low Density Urban (LDU – 10 units per acre for single family detached, 14 units per acre for multi-family and 12 units per acre for mobile home parks).
- l. Medium Density Urban (MDU – 21 units per acre).
- m. Parks and Recreation (PR).
- n. Open Space (OS).
- o. Neighborhood Commercial (NC).

**Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.**

**Policies**

- NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.
- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
  - a. Minimize disruption to natural topography.
  - b. Utilize natural contours and slopes.
  - c. Complement the natural characteristics of the landscape.
  - d. Preserve existing vegetation and ground coverage to minimize erosion.
  - e. Minimize cuts and fills.
- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.
- NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding

- the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.
- NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an aviation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.
- NV.2.7 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, 5 and 6; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- NV.2.8 The standards established in policies NV.2.1-NV.2.6 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.
- NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.
- NV.3.4 Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.

- NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area's key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

**Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.4.1 A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.
- NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.
- NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.4.4 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an "open fencing" concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.4.6 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
- NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Five: Golden Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Golden Valley community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
- NV.5.2 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.5.3 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.5.4 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.5.5 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.5.6 In subdivisions established after the date of final adoption of this plan, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.5.7 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.5.8 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.5.9 The standards established in policies NV.5.1-NV.5.8 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Six: Lemmon Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:
- a. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
  - b. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
  - c. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
  - d. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
  - e. Vary setbacks and driveway design.
  - f. Construct no more than 25% of the total residential units in the same architectural elevation.
  - g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
  - h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
  - i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial, and other non-residential development projects will meet the following minimum standards:
- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped yard.
  - b. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
  - c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of

community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

- NV.6.3 Mixed-use development and redevelopment in certain portions of the Lemmon Valley Suburban Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following bonuses and design standards may be applied:

In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.

In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.

The Director of Community Development must certify that single family detached residential, including mobile homes, will not be in conflict with the above stated intent of any proposed mixed-use development.

Mixed-use developments must be proposed as a unified project.

Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.

- NV.6.4 The standards established in policies NV.6.1-NV.6.3 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

## Transportation

**Goal Seven: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.**

### Policies

- NV.7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.
- NV.7.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.
- NV.7.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.
- NV.7.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- NV.7.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.



- NV.7.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- NV.7.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.
- NV.7.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.
- NV.7.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

### **Scenic/Recreational/Cultural Resources**

#### **Goal Eight: Maintain open vistas and minimize the visual impact of hillside development.**

##### **Policies**

- NV.8.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the North Valleys Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- NV.8.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- NV.8.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

#### **Goal Nine: Public and private development will respect the value of cultural and historic resources in the community.**

##### **Policies**

- NV.9.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.
- NV.9.2 Washoe County will cooperate and participate with state and federal agencies and the Reno-Sparks Indian Colony in the planning and conservation activities of those agencies related to cultural and historic resources.

- NV.9.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- NV.9.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

**Goal Ten: The North Valleys planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.**

**Policies**

- NV.10.1 Updates to the Parks District Master Plan for the North Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- NV.10.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- NV.10.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.
- NV.10.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- NV.10.5 As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- NV.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the North Valleys planning area or connect existing trails or otherwise implement Goal 10.
- NV.10.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- NV.10.8 Development projects located adjacent to or in the area described within the National Forest Services' "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.

**Natural Resources**

**Air Resources**

**Goal Eleven: The North Valleys planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.**

**Policies**

- NV.11.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.
- NV.11.2 Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.
- NV.11.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- NV.11.4 Washoe County Staff will remain cognizant of the interest of local Native American groups in air quality issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

**Land Resources**

**Goal Twelve: The built environment will minimize the destructive potential of any identified geological hazard.**

**Policies**

- NV.12.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the North Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- a. Ensure structural integrity of roads and buildings.
  - b. Provide adequate setbacks from potentially active faults or other hazards.
  - c. Minimize erosion potential.
- NV.12.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy NV.12.1.

**Goal Thirteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

**Policies**

- NV.13.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys 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.
- NV.13.2 Washoe County Staff will remain cognizant of the interest of local Native American groups in wildlife and habitat issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

**Goal Fourteen: Mining in the North Valleys planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

**Policies**

- NV.14.1 Mining activities in the North Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the North Valleys Streets and Highways System Plan map.
- NV.14.2 Proposals for mining activities will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Public Health Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

**Water Resources – Flooding**

**Goal Fifteen: Personal and economic loses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.**

**Policies**

- NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

**Water Resources – Supply**

**Goal Sixteen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.**

**Policies**

- NV.16.1 New development shall comply with Regional Water Plan Policy 2.1.a: "Effluent Reuse – Efficient Use of Water Resources and Water Rights."
- NV.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, "Water Resources and Land Use," and 1.3.e, "Water Resource Commitments."
- NV.16.3 The Washoe County Department of Water Resources will protest the transfer of water resources between hydrographic basins whenever the department determines that the transfer will result in a significant negative impact to the sustainable use of the resource.
- NV.16.4 The creation of parcels and lots in the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- NV.16.5 In the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- NV.16.6 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.

- NV.16.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

### Water Resources – Quality

**Goal Seventeen: The quality of water from the North Valleys Hydrographic Basins will be protected from degradation resulting from human activities.**

#### Policies

- NV.17.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County's municipal well facilities in the North Valleys Hydrographic Basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- NV.17.2 The reuse, recharge or storage of reclaimed water within the North Valleys will comply with all state and local provisions for the protection of groundwater quality.

**Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

#### Policies

- NV.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- NV.18.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas. Potential locations will include but not be limited to the playas found in the planning area.
- NV.18.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.
- NV.18.4 Washoe County will participate in and support efforts to establish a public Watchable Wildlife Area at, and adjacent to, the Silver Lake playa site, or to otherwise ensure the future of the site is consistent with Goal 18.
- NV.18.5 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 18.
- NV.18.6 Development proposals that impact any area designated "potential wetlands" on the North Valleys Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of any delineated wetlands.

### Water Resources – Service/Wastewater

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the North Valleys Vision and Character Statement.**

## Policies

- NV.19.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent all applicable water and wastewater resources and facilities plan.

## Plan Maintenance

**Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

## Policies

- NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
  - b. The amendment conforms to all applicable policies of the North Valleys 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.
- NV.20.2 For any amendment that proposes to:
- Revise the Vision and Character statements
  - Revise Goal One or its associated policies
- The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.
- NV.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. 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 North Valleys 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 North Valleys 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 community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys 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 North Valleys 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.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

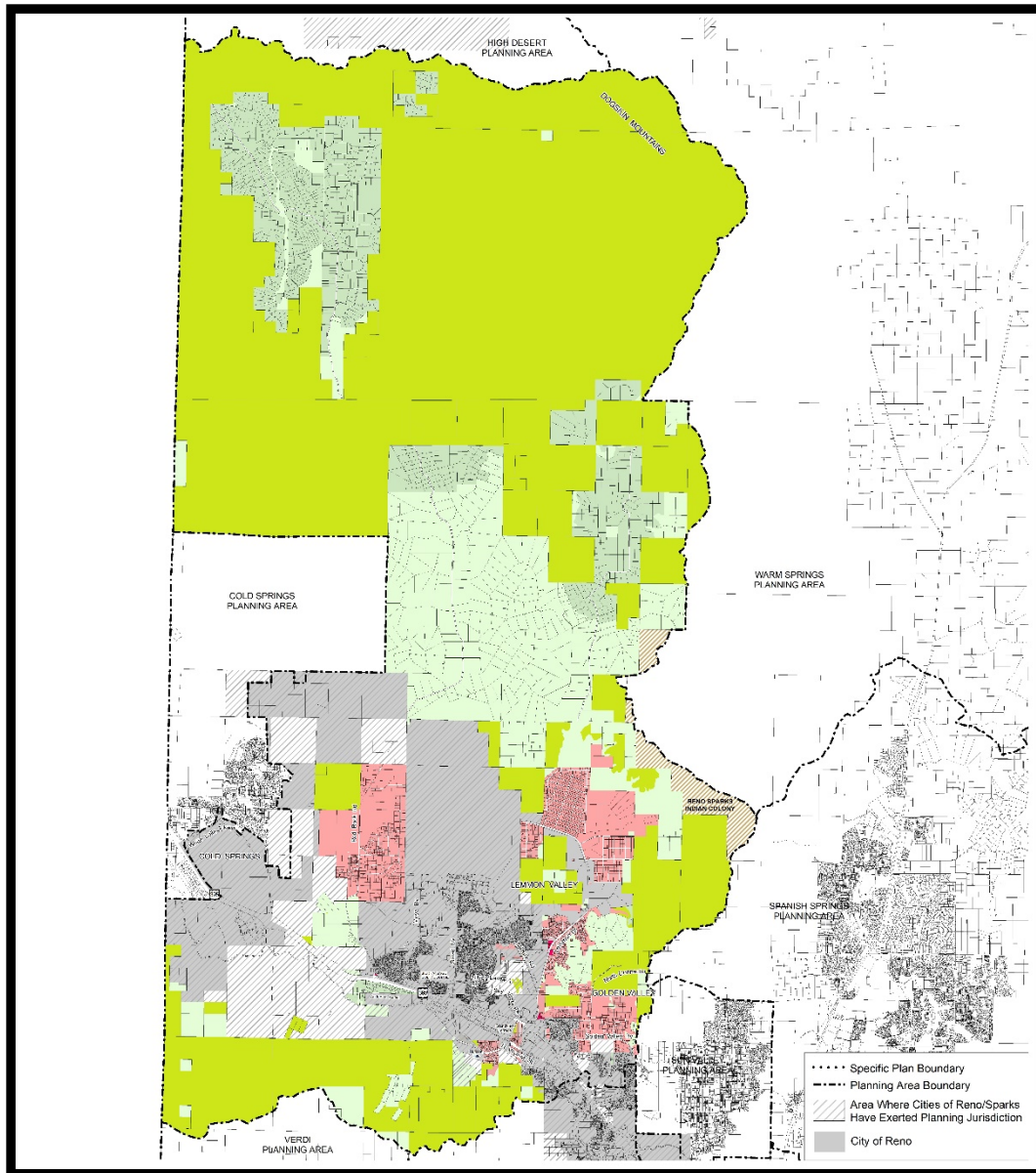
NV.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

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**Exhibit A-2, WMPA19-0009**




### NORTH VALLEYS MASTER PLAN MAP

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

Planning and Building Division

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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 BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E. Ninth St.  
Reno, Nevada 89512      775-328-3800

RPC Form: February 4, 2010  
 RPC Date: April 28, 2010  
 RPC Adoption: Date: \_\_\_\_\_



**WASHOE COUNTY COMMISSION**

1001 E. 9th Street  
Reno, Nevada 89512  
(775) 328-2000

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE NORTH VALLEYS  
REGULATORY ZONE MAP (WRZA19-0009)**

WHEREAS, Washoe County is requesting approval of Regulatory Zone Amendment Case No. WRZA19-0009 to changing all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zoning of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zoning of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zoning of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zoning of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zoning of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zoning of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zoning of Parks and Recreation (PR) in the North Valleys Area Plan; and

WHEREAS, On February 4, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Regulatory Zone Amendment Case No. WRZA19-0009, authorized the Planning Commission Chair to sign Resolution Number 20-05 to that effect, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment; and

WHEREAS, upon holding a subsequent public hearing on April 28, 2020, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.35:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

WHEREAS, this action will become effective after the adoption of Master Plan Amendment Case No. WMPA19-0004 by this Board and a subsequent favorable conformance review of that amendment with the Truckee Meadows Regional Plan;

**NOW THEREFORE BE IT RESOLVED,**

That this Board does hereby ADOPT the amendment to the North Valleys Regulatory Zone Map (Case No. WRZA19-0009), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA19-0009 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 28th day of April 2020, to be effective only as stated above.

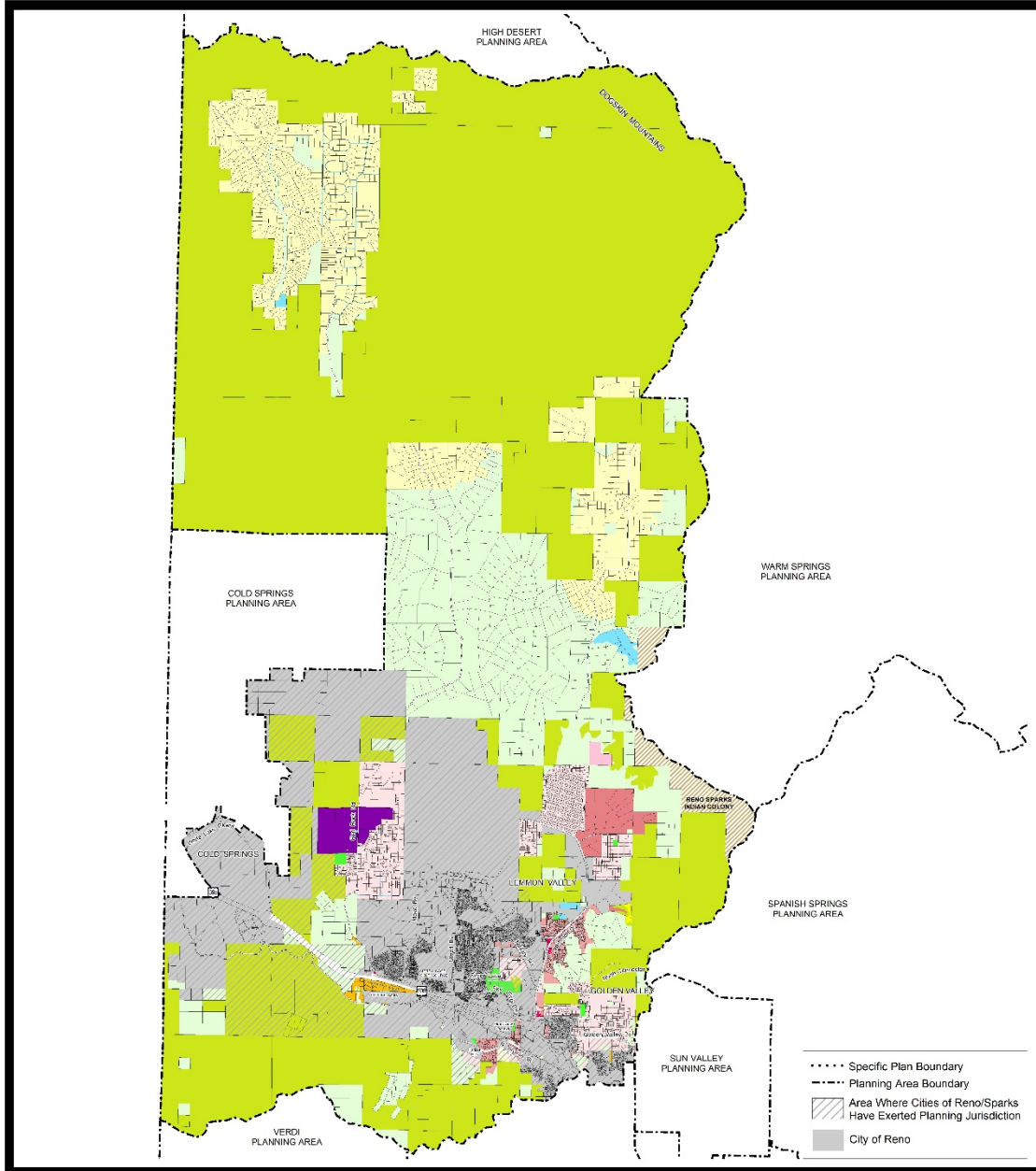
WASHOE COUNTY COMMISSION

\_\_\_\_\_  
Bob Lucey, Chair

ATTEST:

\_\_\_\_\_  
Nancy Parent, County Clerk

Exhibit B-1, WRZA19-0009



### NORTH VALLEYS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff99; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcccc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff99cc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6699; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3366; 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: 10px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff6633; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff3300; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0066; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; 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: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> PUBLIC AND SEMI-PUBLIC FACILITIES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ffcc; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ff99; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #99ccff; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/WATER BODY</li> </ul>
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Planning and Building Division

PC Date: February 4, 2020  
BOC Date: April 26, 2020

NOTICE: THE SCALE AND COORDINATION 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 BUILDING 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 BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

**Community Services Department**

**WASHOE COUNTY NEVADA**

1001 E. Ninth St.  
Reno, Nevada 89512 (775) 328-3600



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA19-0009), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-04

Whereas, Master Plan Amendment Case Number WMPA19-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2020; 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; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0009, 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

North Valleys Area Plan Required Findings

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):


- (1) Subject to approval by the Washoe County Board of County 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 WMPA19-0009, 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 February 4, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
\_\_\_\_\_  
Trevor Lloyd, Secretary

  
\_\_\_\_\_  
Larry Chesney, Chair

Attachments: Exhibit A – North Valleys Area Plan  
Exhibit B – North Valleys Area Plan Master Plan Map

Exhibit A, North Valleys Area Plan



Department of  
Community Development

# Master Plan North Valleys Area Plan

**WASHOE COUNTY**

**NEVADA**



Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512  
Telephone: 775.328.6100 – Fax: 775.328.6133 – [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)



**Department of  
Community Development**

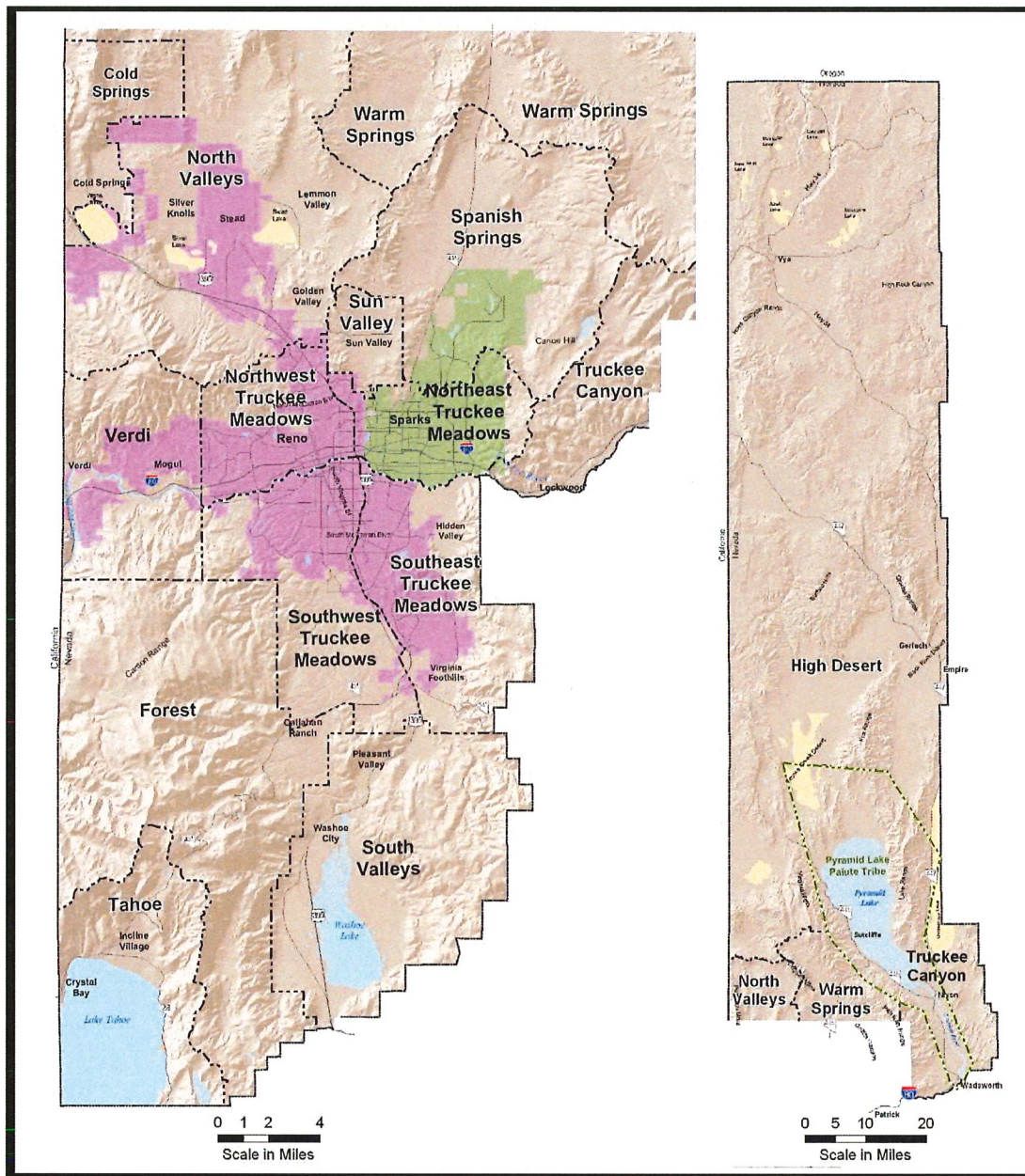
# **Master Plan North Valleys Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the North Valleys Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the North Valleys Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

THIRD PRINTING, SEPTEMBER 2010





### WASHOE COUNTY PLANNING AREAS

<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Planning Area boundary</li> <li><span style="border-bottom: 1px solid black; width: 20px; display: inline-block;"></span> Washoe County boundary</li> <li><span style="border-bottom: 1px dashed green; width: 20px; display: inline-block;"></span> Pyramid Lake Paiute Tribe boundary</li> <li><span style="background-color: purple; width: 15px; height: 10px; display: inline-block;"></span> City of Reno</li> <li><span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span> City of Sparks</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span> Dry Lakes</li> <li><span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block;"></span> Water Bodies</li> <li><span style="background-color: #d2b48c; width: 15px; height: 10px; display: inline-block;"></span> Hillshade, 10 meter elevations</li> </ul>
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Source: Community Services Date: June 2006

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↑

Scale Bars are shown below each map

**Department of  
Community Development**

**WASHOE COUNTY  
NEVADA**

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

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## **Acknowledgments**

### **Washoe County Board of County Commissioners**

David E. Humke, Chair  
Bonnie Weber, Vice Chair  
John Breternitz  
Kitty Jung  
Robert M. Larkin

### **Office of the County Manager**

Katy Simon, County Manager  
John Berkich, Assistant County Manager  
David Childs, Assistant County Manager

### **Washoe County Planning Commission**

Dian A. VanderWell, Chair  
Neal Cobb, Vice Chair  
Roger Edwards  
Vaughn Hartung  
Roy Hibdon  
William Weber  
D.J. Whittemore

### **North Valleys Citizen Advisory Board (Area Plan update)**

Sarah Chvilicek, Chair  
June Feero, Vice Chair  
Jeannie Fow  
Patricia McAlinden  
Debra Richied  
Mary Harcinske

### **Washoe County Department of Community Development**

Adrian P. Freund, FAICP, Community Development Director

### **Project Staff (Area Plan update)**

Eric Young, Ph.D., Planner, Project Coordinator  
Chad Giesinger, Senior Planner  
Moni J. Fox, Technology Services Developer II  
Eva Krause, Planner  
Advanced Planning Program Staff  
Sara DeLozier, Office Support Specialist

## Introduction

The North Valleys Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the North Valleys communities.

The result of this effort is the development of a comprehensive vision for the North Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The North Valleys Area Plan implements and preserves this community vision and character.

## Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Provides a range of housing opportunities;
- Provides ample open space and recreational opportunities;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

## Character Statement

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is

an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

~~Part of the North Valleys is subject to the Reno-Stead Corridor Joint Plan. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~

Identifiable communities in the North Valleys include:

- A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.
- The **Golden Valley Community** is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.
- As a low density suburban residential community, the **Silver Knolls Community** is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.
- The North Valleys Area Plan is home to two areas of a decidedly more rural character. These areas and the rural communities found there are identified on the Character Management Plan map as the North Valleys Rural Character Management Area. In the southern portion of the area plan, large private parcels and significant holdings of the National Forest Service characterize much of the northeast slope of Peavine Mountain. Likewise, large private parcels and significant holdings of the Bureau of Land Management characterize the northern section of the area plan, generally north of Stead, Lemmon Valley, and Silver Knolls, as well as east of Lemmon Valley. In the northern reaches of the North Valleys planning area, the communities of **Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos** contribute to a distinct character of large and very large lot

residential uses. These areas are not suburban land uses with a rural character. Rather, they are more truly rural in land use pattern and in community character. While some smaller lots exist, these areas are predominantly large lot (10 acre and greater) residential communities. A significant amount of home based business, agriculture, and agricultural related business exists in and around these communities. These activities are a key component of the character in these rural areas. These communities exist in and around large blocks of federal land, controlled primarily by the Bureau of Land Management. The key cultural, archaeological, natural, habitat, recreational and other special resources on these federal lands as well as on private lands, are a key component of the areas' character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level. The lack of air, water, noise and light pollution, as well as low traffic congestion is commonly cited as key components of the rural areas' character. Equestrian activities for recreational, educational and economic purposes are commonplace, and the large lot size together with the proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities that form an important part of this area's character. In addition to horse, many residents also own hobby livestock such as alpaca, llama, donkey, etc. for similar purposes. The value of this area for educational and scientific purposes is highlighted by the existence of the Animal Ark Wildlife Sanctuary. This non-profit institution is an important member of the community, and its contributions, not only to the local area's character but also to the regional quality of life, make a strong statement regarding the broad contribution that rural areas make to the region at large.

- ~~**Horizon Hills, Black Springs and Anderson Acres Communities** are suburban areas within the Reno-Stead Corridor Joint Plan area. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~
- The **Cold Springs Community** has traditionally been considered part of the North Valleys planning area. However, due to its location, unique history, and the expansion of Incorporated Reno into the Cold Springs Community, Washoe County has worked with residents to develop a separate Cold Springs Area Plan.
- The **Reno-Stead Incorporated Area** within the North Valleys planning area contributes significantly to the overall character of the planning area. The Reno-Stead Airport, significant employment and commercial opportunities in industrial and commercial areas, and a full range of residential densities combine to make the Reno-Stead area a very large component of the landscape and local character.

## Vision and Character Management

### Land Use

**Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.**

#### Policies

- NV.1.1            The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), **and** the Golden Valley Suburban Character Management Area (GVSCMA), ~~and the Reno-Stead Corridor Joint Plan area.~~

- NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.
- NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.
- NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Public/Semi-public Facilities (PSP).
  - d. Parks and Recreation (PR).
  - e. Open Space (OS).
- NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Low Density Suburban (LDS – One unit per acre).
  - f. Public/Semi-public Facilities (PSP).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).
- NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS – One unit per acre).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).



- NV.1.7 The following Regulatory Zones are permitted within the Lemmon Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS 1 – One unit per acre).
  - g. Low Density Suburban-Two (LDS 2 – Two units per acre).
  - h. Medium Density Suburban-Three (MDS 3 – Three units per acre).
  - i. Medium Density Suburban-Four (MDS 4 – Four units per acre).
  - j. High Density Suburban (HDS – Seven units per acre single family detached; Nine units per acre attached or mobile home).
  - k. Low Density Urban (LDU – 10 units per acre for single family detached, 14 units per acre for multi-family and 12 units per acre for mobile home parks).
  - l. Medium Density Urban (MDU – 21 units per acre).
  - m. Parks and Recreation (PR).
  - n. Open Space (OS).
  - o. Neighborhood Commercial (NC).

**Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.**

**Policies**

- NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.
- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
  - b. Utilize natural contours and slopes.
  - c. Complement the natural characteristics of the landscape.
  - d. Preserve existing vegetation and ground coverage to minimize erosion.
  - e. Minimize cuts and fills.
- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or

- the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.
- NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.
- NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an aviation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.
- NV.2.7 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, 5 and 6; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- NV.2.8 The standards established in policies NV.2.1-NV.2.6 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.
- NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.

- NV.3.4 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area’s key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

**Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.4.1 A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.
- NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.
- NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.4.4 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.4.6 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.

- NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Five: Golden Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Golden Valley community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
- NV.5.2 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.5.3 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.5.4 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.5.5 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.5.6 In subdivisions established after the date of final adoption of this plan, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.5.7 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.5.8 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.5.9 The standards established in policies NV.5.1-NV.5.8 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Six: Lemmon Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:
- a. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
  - b. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
  - c. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
  - d. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
  - e. Vary setbacks and driveway design.
  - f. Construct no more than 25% of the total residential units in the same architectural elevation.
  - g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
  - h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
  - i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial, and other non-residential development projects will meet the following minimum standards:
- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped yard.
  - b. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
  - c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of

community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

- NV.6.3 Mixed-use development and redevelopment in certain portions of the Lemmon Valley Suburban Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following bonuses and design standards may be applied:
- a. In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
  - b. In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
  - c. The Director of Community Development must certify that single family detached residential, including mobile homes, will not be in conflict with the above stated intent of any proposed mixed-use development.
  - d. Mixed-use developments must be proposed as a unified project.
  - e. Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- NV.6.4 The standards established in policies NV.6.1-NV.6.3 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

## Transportation

**Goal Seven: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.**

### Policies

- NV.7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.
- NV.7.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.
- NV.7.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.
- NV.7.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

- NV.7.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- NV.7.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- NV.7.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.
- NV.7.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.
- NV.7.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

### **Scenic/Recreational/Cultural Resources**

#### **Goal Eight: Maintain open vistas and minimize the visual impact of hillside development.**

##### **Policies**

- NV.8.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the North Valleys Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- NV.8.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- NV.8.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

#### **Goal Nine: Public and private development will respect the value of cultural and historic resources in the community.**

##### **Policies**

- NV.9.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

- NV.9.2 Washoe County will cooperate and participate with state and federal agencies and the Reno-Sparks Indian Colony in the planning and conservation activities of those agencies related to cultural and historic resources.
- NV.9.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- NV.9.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

**Goal Ten: The North Valleys planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.**

**Policies**

- NV.10.1 Updates to the Parks District Master Plan for the North Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- NV.10.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- NV.10.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.
- NV.10.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- NV.10.5 As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- NV.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the North Valleys planning area or connect existing trails or otherwise implement Goal 10.
- NV.10.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- NV.10.8 Development projects located adjacent to or in the area described within the National Forest Services' "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.



## Natural Resources

### Air Resources

**Goal Eleven: The North Valleys planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.**

#### Policies

- NV.11.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.
- NV.11.2 Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.
- NV.11.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- NV.11.4 Washoe County Staff will remain cognizant of the interest of local Native American groups in air quality issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

### Land Resources

**Goal Twelve: The built environment will minimize the destructive potential of any identified geological hazard.**

#### Policies

- NV.12.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the North Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- a. Ensure structural integrity of roads and buildings.
  - b. Provide adequate setbacks from potentially active faults or other hazards.
  - c. Minimize erosion potential.
- NV.12.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy NV.12.1.

**Goal Thirteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

#### Policies

- NV.13.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys 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.

- NV.13.2 Washoe County Staff will remain cognizant of the interest of local Native American groups in wildlife and habitat issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

**Goal Fourteen: Mining in the North Valleys planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

**Policies**

- NV.14.1 Mining activities in the North Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the North Valleys Streets and Highways System Plan map.
- NV.14.2 Proposals for mining activities will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Public Health Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

**Water Resources – Flooding**

**Goal Fifteen: Personal and economic losses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.**

**Policies**

- NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, "Flood Plain Storage Outside the Truckee River Watershed," as well as locally specific flood control requirements as adopted by Washoe County.

**Water Resources – Supply**

**Goal Sixteen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.**

**Policies**

- NV.16.1 New development shall comply with Regional Water Plan Policy 2.1.a: "Effluent Reuse – Efficient Use of Water Resources and Water Rights."
- NV.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, "Water Resources and Land Use," and 1.3.e, "Water Resource Commitments."
- NV.16.3 The Washoe County Department of Water Resources will protest the transfer of water resources between hydrographic basins whenever the department determines that the transfer will result in a significant negative impact to the sustainable use of the resource.
- NV.16.4 The creation of parcels and lots in the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory shall require the dedication of water rights to Washoe County in

- quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- NV.16.5 In the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- NV.16.6 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.
- NV.16.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

#### **Water Resources – Quality**

**Goal Seventeen: The quality of water from the North Valleys Hydrographic Basins will be protected from degradation resulting from human activities.**

##### **Policies**

- NV.17.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County's municipal well facilities in the North Valleys Hydrographic Basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- NV.17.2 The reuse, recharge or storage of reclaimed water within the North Valleys will comply with all state and local provisions for the protection of groundwater quality.

**Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

##### **Policies**

- NV.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- NV.18.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas. Potential locations will include but not be limited to the playas found in the planning area.
- NV.18.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.
- NV.18.4 Washoe County will participate in and support efforts to establish a public Watchable Wildlife Area at, and adjacent to, the Silver Lake playa site, or to otherwise ensure the future of the site is consistent with Goal 18.
- NV.18.5 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 18.

- NV.18.6 Development proposals that impact any area designated "potential wetlands" on the North Valleys Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of any delineated wetlands.

#### **Water Resources – Service/Wastewater**

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.19.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent all applicable water and wastewater resources and facilities plan.

#### **Plan Maintenance**

**Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

#### **Policies**

- NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the North Valleys 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.

- NV.20.2 For any amendment that proposes to:

- Revise the Vision and Character statements
- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

- NV.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. 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 North Valleys 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 North Valleys 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 community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys 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 North Valleys 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.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue

hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.

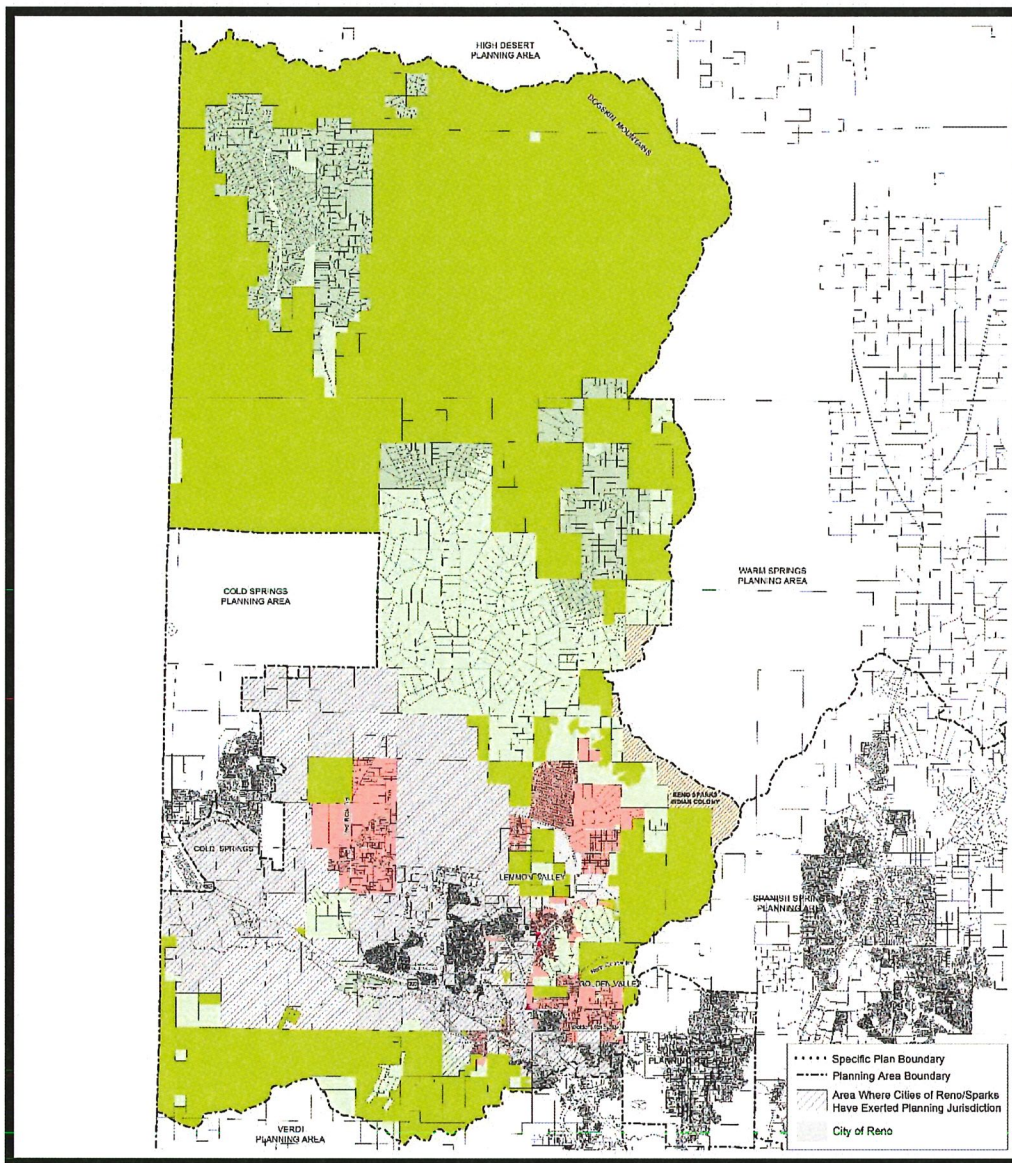
NV.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

## Appendix A - Maps

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Exhibit B, WMPA19-0009



### NORTH VALLEYS MASTER PLAN MAP

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

Planning and Building Division

NOTE: THE BOUNDARY LINES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN GENERAL INFORMATION. FOR MORE INFORMATION, CONTACT THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

CERTIFICATION: THE BOUNDARIES SHOWN ON THIS MAP ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY PURPOSES OTHER THAN GENERAL INFORMATION. FOR MORE INFORMATION, CONTACT THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE: 01/20/21

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

1001 E. North St.  
Reno, Nevada 89512      775-326-3000





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0009 AND THE AMENDED NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP

Resolution Number 20-05

Whereas Regulatory Zone Amendment Case Number WRZA19-0009, came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2020; 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; and

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA19-0009) 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;
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;

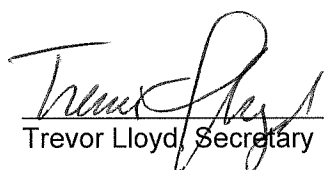
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides 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; and
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.

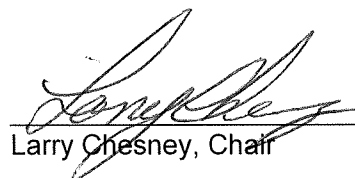
Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0009 and the amended North Valleys Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 4, 2020.

WASHOE COUNTY PLANNING COMMISSION

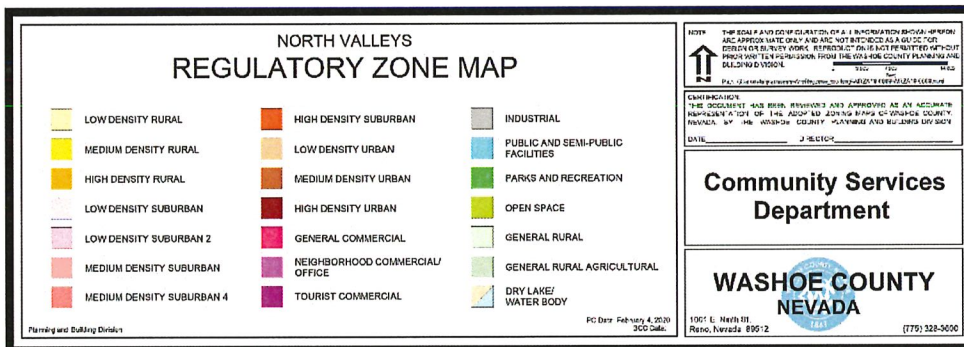
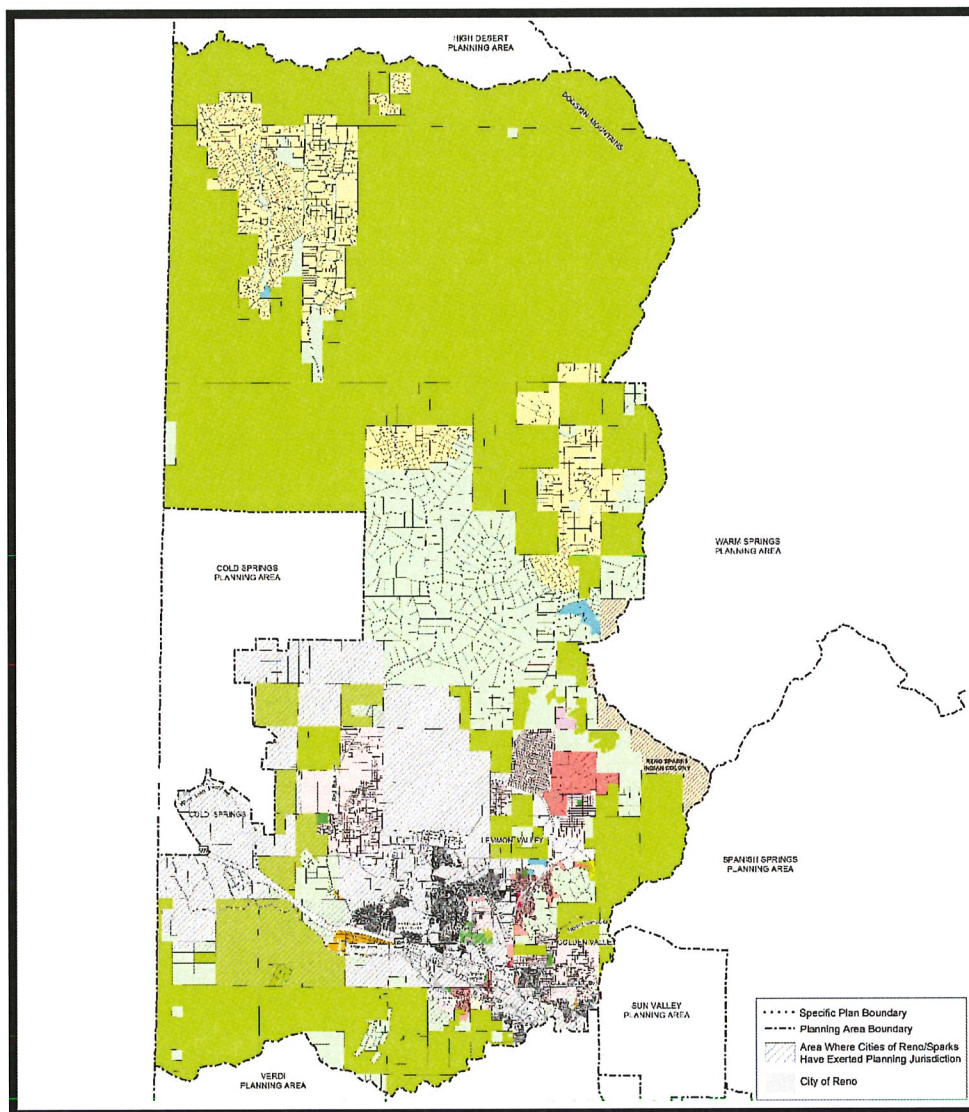
ATTEST:

  
\_\_\_\_\_  
Trevor Lloyd, Secretary

  
\_\_\_\_\_  
Larry Chesney, Chair

Attachment: Exhibit A – North Valley Area Plan Regulatory Zone Map

### Exhibit A, WRZA19-0009





# Planning Commission Staff Report

Meeting Date: February 4, 2020

Agenda Item: 9D

MASTER PLAN AMENDMENT & REGULATORY ZONE AMENDMENT CASE NUMBERS:  
WMPA19-0009 & WRZA19-0009 (Reno-Stead Corridor Joint Plan)

BRIEF SUMMARY OF REQUEST: To adopt amendments to the Washoe County Master Plan North Valleys Area Plan and North Valleys Regulatory Zone Map to sunset the Reno-Stead Corridor Joint Plan (RSCJP) and change all RSCJP land use designations to equivalent Washoe County master plan and regulatory zoning categories for 416 parcels

STAFF PLANNER: Planner's Name: Julee Olander  
Phone Number: 775.328.3627  
E-mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

## CASE DESCRIPTION

For possible action, hearing, and discussion:

- (1) Adopt a master plan amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS). If approved, authorize the chair of the Washoe County Planning Commission and to forward their recommendation on to the Washoe County Commission for possible approval; and
- (2) Subject to final approval and adoption of the associated master plan amendment and a finding of conformance with the 2019 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, changing all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zoning of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zoning of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zoning of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory zoning of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zoning of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zoning of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zoning of Parks and Recreation (PR). If approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County

- Property Owners/Parcel Numbers: See Exhibit C, for information for all 416 parcels
- Location: Reno-Stead Corridor Joint Plan (RSCJP) is location in various areas along portions of US-395, North Virginia Street, Red Rock Road, Lemmon Drive, & Seneca Drive (Horizon Hills)
- Total Acreage of Parcels: 734.85 acres
- Existing Master Plan Categories: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR)
- Proposed Master Plan Categories: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)
- Existing Regulatory Zones: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR)
- Proposed Regulatory Zones: Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), or Parks and Recreation (PR)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman

**MASTER PLAN AMENDMENT STAFF RECOMMENDATION**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution contained as Exhibit A to this staff report to amend the master plan as set forth in Master Plan Amendment Case Number WMPA19-0009, having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required North Valleys Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0009 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.

*(Motion with Findings on Pages 15 and 16)*

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**REGULATORY ZONE AMENDMENT STAFF RECOMMENDATION**

**APPROVE**

**DENY**

**POSSIBLE MOTION**

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0009, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0009 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 Washoe County Planning Commission.

*(Motion with Findings on Pages 16 and 17)*

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**Exhibit Contents**

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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 building, then planning documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building 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, plays 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 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 County Commissioners to adopt a master plan amendment, the Planning Commission must make at least three of the five 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 an affirmative vote of at least 2/3's of the Planning Commission's total membership.

If adopted by the Planning Commission, it will then need to be adopted by the Washoe County Board of County Commissioners. After which it will require conformance review with Truckee Meadows Regional Plan.

This master plan amendment is proposing to remove all references to the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations from of Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Suburban Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR) to comparable Washoe County master plan categories of Rural (R), Rural Residential (RR), Suburban Residential (SR), Commercial (C), and Open Space (OS) on 416 parcels, totaling ± 734.85 acres.

### **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 Washoe County's regulatory zone maps. 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.

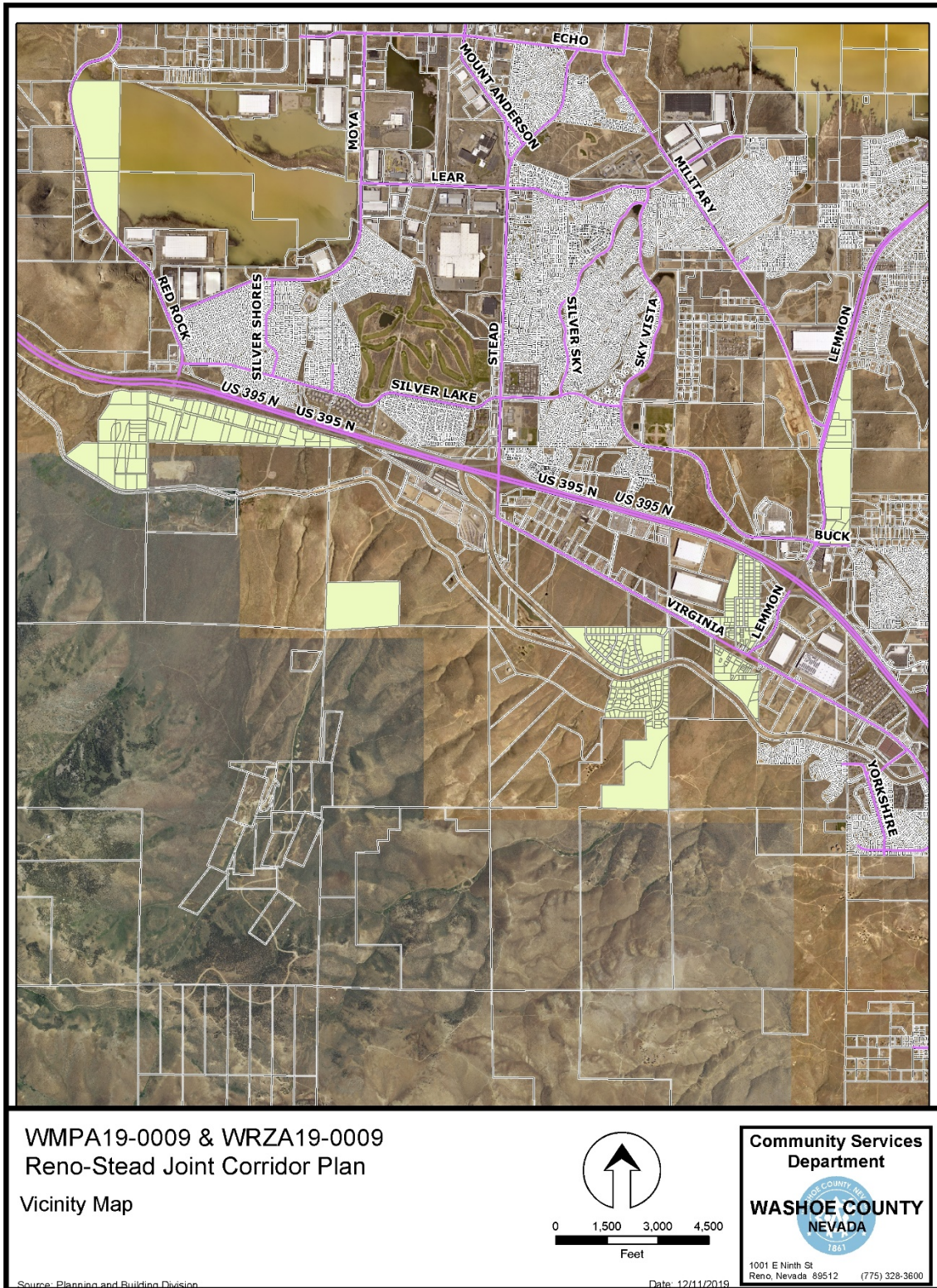
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan, 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.

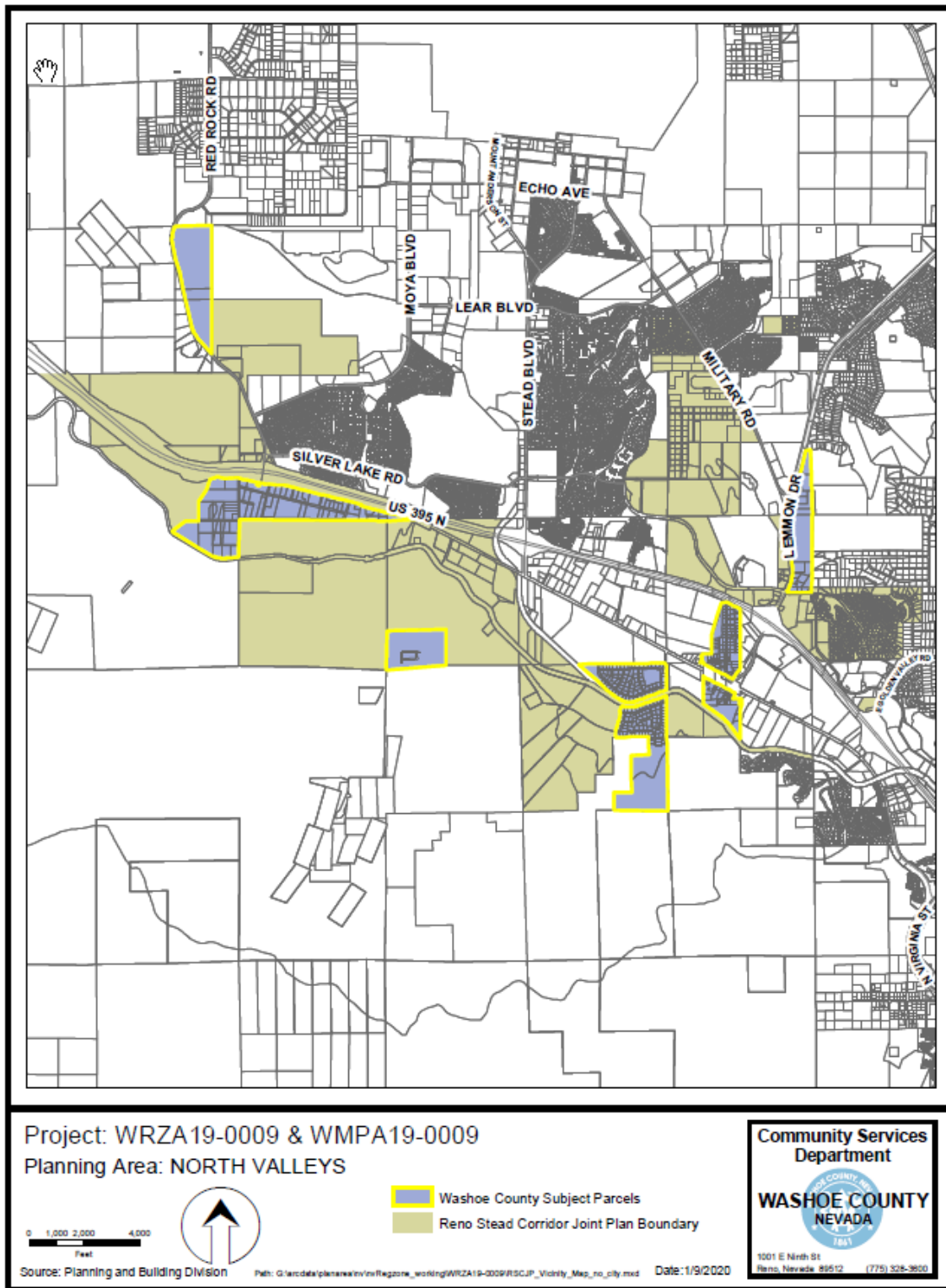
The Planning Commission may deny a regulatory zone amendment, or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners

is required to hold a public hearing which must be noticed pursuant to WCC Section 110.821.20. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

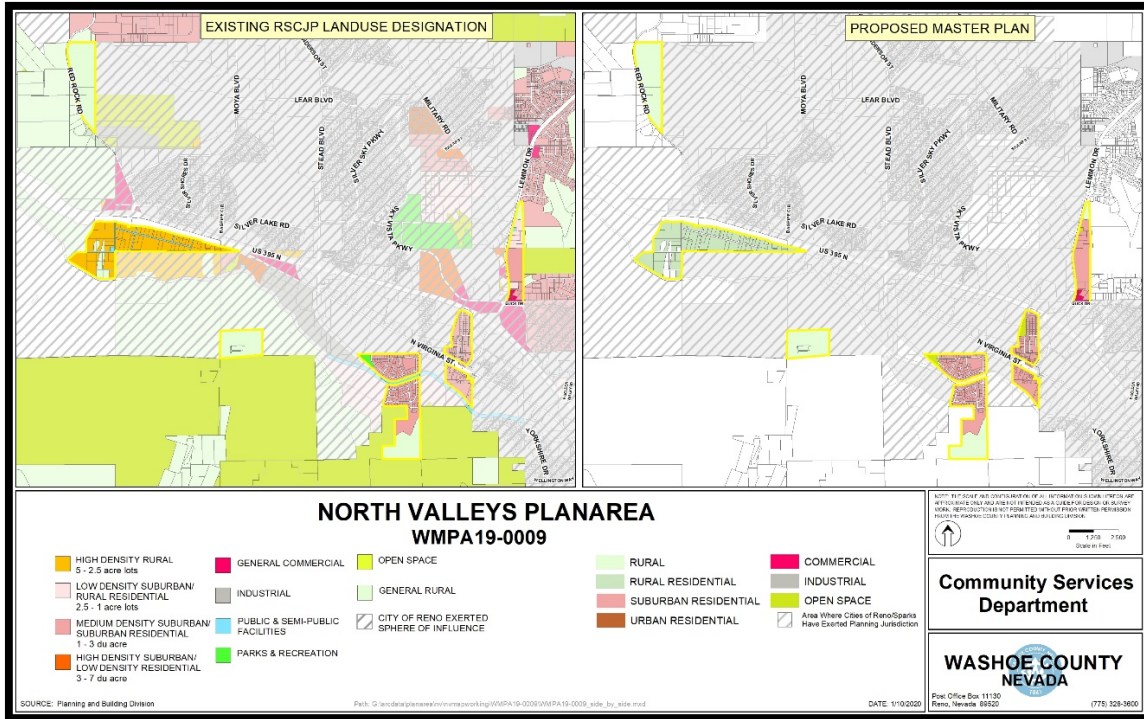
This amendment to the North Valley Regulatory Zone Map is proposing to change the regulatory zone on 416 parcels, totaling  $\pm$  734.85 acres from Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Suburban Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR) to comparable regulatory zoning designations of Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), or Parks and Recreation (PR).



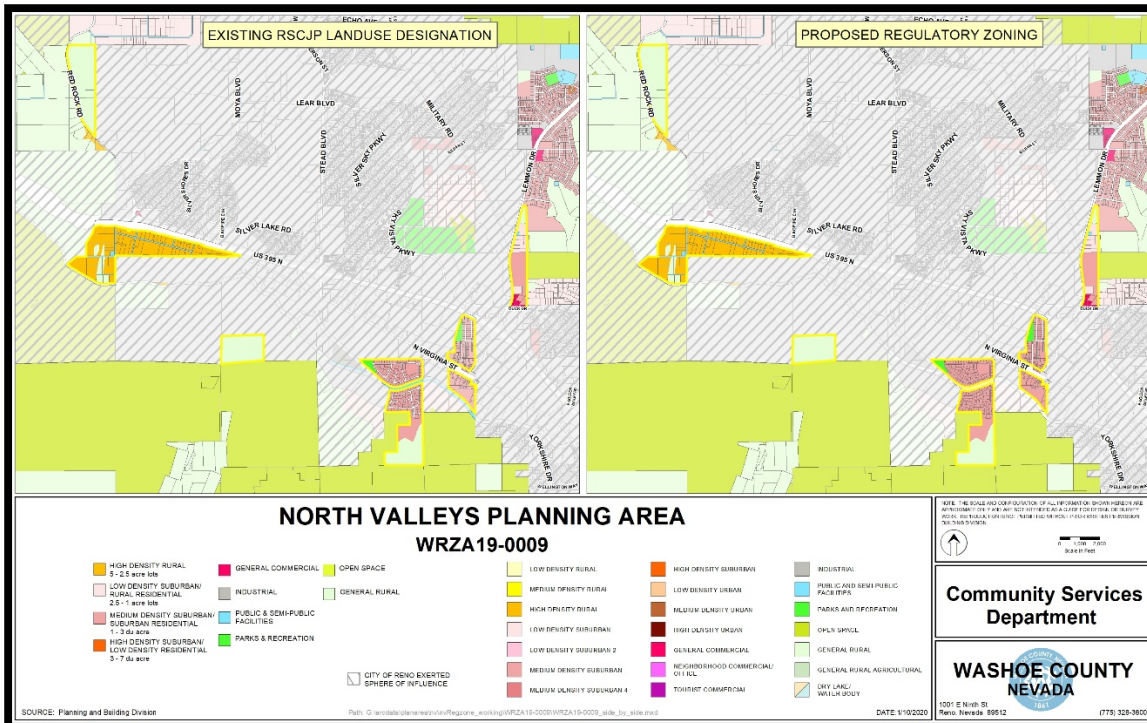
**Vicinity Map**



**Reno-Stead Corridor Joint Plan Map**



**Existing and Proposed Master Plan Maps - Side by Side Comparison**



**Existing & Proposed Regulatory Zone Map - Side by Side Comparison**

**Background**

The regional planning commission is allowed per NRS 278.027844 to designate joint planning areas, that are jointly adopted by the affected jurisdictions. The Truckee Meadows Regional Planning Commission (TMRPC) in 1996 designated the area that is now the Reno-Stead Corridor Joint Plan (RSCJP) as a joint planning area and required it to be consistent with the 1996 Truckee Meadows Regional Plan (TMRP). The RSCJP had been developed in response to differing interests and to guide the future growth and development of the area for residents, property owners, Washoe County and City of Reno. The RSCJP was included in the adopted 2007 TMRP. The RSCJP addressed conservation, land use, public services and facilities with specific policies. The RSCJP requires that any discretionary development or ministerial approvals for parcels within the RSCJP be approved by both Washoe County and City of Reno Planning Commissions and Washoe County Board of County Commissioners (BBC) and Reno City Council and final approval for conformance by the Regional Planning Commission.

There have been individual amendments to the Joint Plan since it was adopted. In 2009 at a joint meeting of the Reno City Council and the Washoe County Board of Commissioners, the Directors of the Departments of Community Development for both jurisdictions were instructed to update the RSCJP. The City of Reno’s adoption of the North Virginia Street Transit Oriented Development Corridor (TOD) had been adopted impacted much of the area of the RSCJP. A series of workshops were held and the RSCJP was reviewed. Outdated policies were removed and the plan was updated to current language and standards. The revised plan was adopted in 2010 and no significant changes have been made to the plan since then.

**Analysis**

The newly adopted 2019 TMRP removed the RSCJP from the plan. Since the TMRP no longer designates the area as a joint planning area the need for the plan is no longer required. Staff was directed to convert the existing parcels in Washoe County’s jurisdiction to standard Washoe County master plan and regulatory zoning categories and remove any reference to the RSCJP within the North Valleys Area Plan.

The 416 Washoe County parcels are separate and spread throughout the RSCJP area (see the Vicinity Map on page 7). Many of the RSCJP parcels are located within the City of Reno jurisdiction. The approximately 735 acres are primarily in six different areas with differing ownership and Exhibit C list all the property owners with parcel numbers and addresses. The properties are residential, commercial and undeveloped. The intent of the amendments are to maintain the character and densities from the existing RSCJP land use designations to the proposed Washoe County master plan and regulatory zoning categories.

The RSCJP lists ten land uses designations. Only seven land use designation are designated for the 416 parcels in Washoe County. The following tables show the RSCJP land use designations and Washoe County proposed changes:

<b>RSCJP Existing Land Use Designation</b>	<b>Proposed Washoe County Master Plan Designation</b>
Medium Density Suburban/Suburban Residential (MDS/SR)	Suburban Residential (SR)
Low Density Suburban/Suburban Residential (LDS/RR)	Suburban Residential (SR)
High Density Rural (HDR)	Rural Residential (RR)
General Commercial (GC)	Commercial (C)
General Rural (GR)	Rural (R)
Public and Semi-Public Facilities (PSP)	Open Space (OS)
Parks and Recreation (PR)	Open Space (OS)

<b>RSJCP Existing Land Use Designation</b>	<b>Proposed Washoe County Regulatory Zoning</b>
Medium Density Suburban/Suburban Residential (MDS/SR)	Medium Density Suburban (MDS)
Low Density Suburban/Suburban Residential (LDS/RR)	Low Density Suburban (LDS)
High Density Rural (HDR)	High Density Rural (HDR)
General Commercial (GC)	General Commercial (GC)
General Rural (GR)	General Rural (GR)
Public and Semi-Public Facilities (PSP)	Public and Semi-Public Facilities (PSP)
Parks and Recreation (PR)	Parks and Recreation (PR)

**Staff Comment on Required Master Plan Amendment Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding 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 amendment does not conflict 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.

*Staff Comment: The subject parcels will maintain the same land uses designation and will be developed with the same density. The proposed changes 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.

*Staff Comment: The 2019 Truckee Meadows Regional Plan no longer includes RSCJP and no longer requires the plan. The North Valleys Area Plan will provide the master plan policies for the parcels that were within the RSCJP.*

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: The availability of facilities will not be changed by this amendment.*

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 pattern of growth is not proposed to be changed by this amendment. The parcels’ master plan designations will be the standard Washoe County designations.*

## **North Valleys Area Plan Findings**

Master plan amendments are required to be reviewed for compliance with applicable goals and policies of the North Valleys Area Plan, which is a part of the Washoe County Master Plan. The following goals and policies of the North Valleys Area Plan are applicable to the proposed amendment requests.

**Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

### **Policies**

- NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
  - b. The amendment conforms to all applicable policies of the North Valleys 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.

*Staff Comment: The removal of the RSCJP responds to the 2019 Truckee Meadows Regional Plan eliminating the RSCJP and will not change the Vision and Character Statement. The parcels will remain in the North Valleys Area Plan.*

### **Staff Comment on Required Regulatory Zone Amendment Findings**

Washoe County Code Section 110.821.15 requires that all of the following findings be made to the satisfaction of the Washoe County Planning Commission before recommending adoption to the Board of County Commissioners. Staff has completed an analysis of the regulatory zone amendment application and has determined that the proposal is in compliance with the required findings as follows.

1. 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 amendment does not conflict 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.

*Staff Comment: The subject parcels will maintain the same land uses designation and will be developed with the same density.*

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.



Staff Comment: *The 2019 Truckee Meadows Regional Plan no longer includes RSCJP and the plan is no longer required. The North Valleys Area Plan will provide the master plan policies for the parcels that were within the RSCJP.*

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: *The proposed amendment will not impact the availability of facilities.*

5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: *The proposed amendment will not adversely affect the impact of 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.

Staff Comment: *The proposed amendment will continue to maintain the desired pattern of growth in the area.*

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.

Staff Comment: *There are no military installations within the required noticing area; therefore, this finding does not have to be made.*

### **North Valleys Citizen Advisory Board (NV CAB) and Neighborhood Meeting**

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed master plan amendment. The neighborhood meeting was held at the regularly scheduled NV CAB meeting on January 13, 2020, and the CAB members voted unanimously to deny the request. The staff report was due before the CAB meeting and staff will provide information concerning the CAB meeting at the Planning Commission meeting. The CAB discussion on the item including the following:

- Joint plan needs to stay
- Concerns with parcels adjacent to the City of Reno
- Annexation concerns
- Don't trust the County and want to keep City of Reno involved in decisions for the area
- Want double representation

### **Public Comments**

Staff did receive phone calls concerning the amendments with questions about the proposed changes, the location of the changes and what would occur if the proposed amendments were approved. Two emails were received; see Exhibit E.

### **Agency Comments**

The proposed amendment was submitted to the following agencies for review and comment.

- Washoe County Community Services Department
  - Engineering and Capital Projects

- Parks and Open Space
- Planning and Building
- Water Rights
- Washoe County Health District
  - Environmental Health Services
  - Air Quality
- Washoe County Sheriff
- State of Nevada
  - Department of Wildlife
  - Department of Forestry
  - Environmental Protection
  - Department of Transportation
  - Water Resources
- Truckee Meadows Fire Protection District
- City of Reno Community Services
- Truckee Meadow Water Authority
- NV Energy
- Regional Transportation Commission
- Washoe-Storey Conservation District

Comments were received from: Washoe County Parks and Engineering and Capital Projects. (See Exhibit D)

### **Public Notice for Master Plan Amendment and Regulatory Zone Amendment**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for August 23, 2019.

Noticing for this proposal: Thirty-four (34) property owners were noticed by mail not less than 10 days before the public hearing. (See Exhibit C)

### **Master Plan Amendment Recommended Motions**

#### ***Recommendation***

It is recommended that the Washoe County Planning Commission adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0009. It is further recommended that the Planning Commission to forward the master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

#### ***Motion***

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 to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0009 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required North Valleys Area Plan finding. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA19-0009 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.

**Washoe County Development 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.

**North Valley Area Plan Required Finding**

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

**Regulatory Zone Amendment Recommended Motion**

**Recommendation**

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

**Motion**

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 included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0009, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0009 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 Washoe County Planning Commission.

**Washoe County Development Code Section 110.821.35 Regulatory Zone 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; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.



## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA19-0009), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 20-04

Whereas, Master Plan Amendment Case Number WMPA19-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2020; 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; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0009, 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.
6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

North Valleys Area Plan Required Findings

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County 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 WMPA19-0009, 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 February 4, 2020

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

\_\_\_\_\_  
Trevor Lloyd, Secretary

\_\_\_\_\_  
Larry Chesney, Chair

Attachments: Exhibit A – North Valleys Area Plan  
Exhibit B – North Valleys Area Plan Master Plan Map

Exhibit A, North Valleys Area Plan



Department of  
Community Development

# Master Plan

## North Valleys Area Plan



**WASHOE COUNTY**  
**NEVADA**

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**Department of  
Community Development**

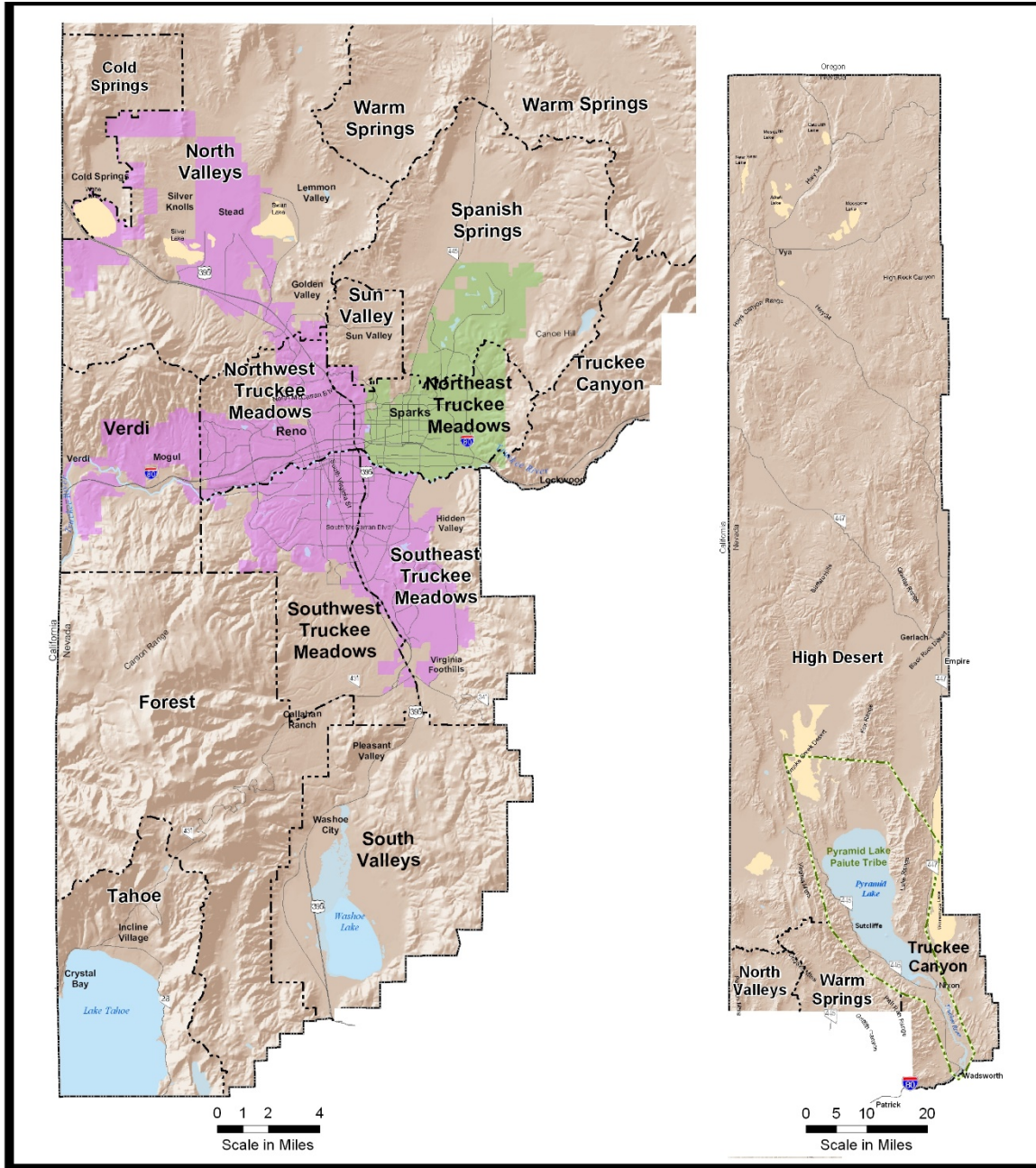
# **Master Plan North Valleys Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the North Valleys Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the North Valleys Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

THIRD PRINTING, SEPTEMBER 2010





### WASHOE COUNTY PLANNING AREAS

<ul style="list-style-type: none"> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Planning Area boundary</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Washoe County boundary</li> <li><span style="border-bottom: 1px dashed green; width: 20px; display: inline-block;"></span> Pyramid Lake Paiute Tribe boundary</li> <li><span style="background-color: purple; width: 15px; height: 10px; display: inline-block;"></span> City of Reno</li> <li><span style="background-color: green; width: 15px; height: 10px; display: inline-block;"></span> City of Sparks</li> </ul>	<ul style="list-style-type: none"> <li><span style="background-color: yellow; width: 15px; height: 10px; display: inline-block;"></span> Dry Lakes</li> <li><span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block;"></span> Water Bodies</li> <li><span style="background-color: #d2b48c; width: 15px; height: 10px; display: inline-block;"></span> Hillshade, 10 meter elevations</li> </ul>
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Source: Community Services Date: June 2006

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 COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of  
Community Development**

**WASHOE COUNTY  
NEVADA**

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

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## **Acknowledgments**

### **Washoe County Board of County Commissioners**

David E. Humke, Chair  
Bonnie Weber, Vice Chair  
John Breternitz  
Kitty Jung  
Robert M. Larkin

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John Berkich, Assistant County Manager  
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Roger Edwards  
Vaughn Hartung  
Roy Hibdon  
William Weber  
D.J. Whittemore

### **North Valleys Citizen Advisory Board** (Area Plan update)

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## Introduction

The North Valleys Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the North Valleys over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the North Valleys communities.

The result of this effort is the development of a comprehensive vision for the North Valleys planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The North Valleys Area Plan implements and preserves this community vision and character.

## Vision

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the North Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in North Valleys in a manner that:

- Respects the scenic, and rural heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Provides a range of housing opportunities;
- Provides ample open space and recreational opportunities;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

## Character Statement

The North Valleys planning area is home to a great variety of natural, scenic, cultural and economic resources. The recreational, educational, scientific and lifestyle opportunities afforded by these resources make a significant contribution to the area's character and to its quality of life. This character is supported by land uses that are distributed within several distinct communities. While the land uses found in the North Valleys planning area range from very rural to heavily suburban, the area's communities enjoy many elements of a more rural character, particularly as they relate to the natural environment, subdivision design, and livestock ownership. Much of the North Valleys, in both suburban and rural areas, exhibits a distinctly equestrian character. In part, this is due to the large areas of designated open space under federal ownership, both to the south associated with Peavine Mountain United States Forest Service (USFS), and to the north associated with numerous Bureau of Land Management (BLM) holdings. Ready access to these areas has contributed to a proliferation of outdoor recreational opportunities. In fact, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resource, and negative impacts on residents. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, open space, wildlife and wildlife habitat and the blending of new development with any existing development. The scenic value of the natural hills and valleys is

an important component of the North Valleys' character. Extensive re-shaping of the landscape by grading prior to development is not characteristic of the North Valleys planning area.

~~Part of the North Valleys is subject to the Reno-Stead Corridor Joint Plan. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~

Identifiable communities in the North Valleys include:

- A mix of land uses, including large and small lot residential, some higher density residential opportunities and some small-scale commercial properties characterize the **Lemmon Valley Community**. In some areas of Lemmon Valley, mixed-use projects that include both residential and commercial uses may be appropriate. The Swan Lake wetlands area defines a large area of open space that is valued for its habitat, educational, open space, recreational and other components. Many residents in the Lemmon Valley area have horses, mules, fowl and other animals, and the existence of these animals for recreational, educational and economic purposes is recognized as a significant contributor to the local character. Outdoor recreational opportunities are also an important component of the community, especially as they relate to equestrian trails and multi-use trails. The availability of water has limited growth in this area, but as water resources become available, growth will again begin to impact the local landscape.
- The **Golden Valley Community** is characterized by a generally low-density residential suburban land use pattern. Like Lemmon Valley, the existence of livestock and other animals for recreational, economic and educational purposes is recognized as a significant contributor to the local character. Access to equestrian and multi-use trails is an important component of the local character. The Bureau of Land Management lands to the north and east of Golden Valley provide a backdrop to the community, providing vistas and access to public lands utilized by equestrians and hikers. Because of the location of significant commercial development nearby, commercial land uses are not necessary in Golden Valley and are not desired. The use of curb, gutter and sidewalk is also minimal in Golden Valley and this design feature contributes to the rural character of this area, and provides runoff to replenish the Golden Valley aquifer.
- As a low density suburban residential community, the **Silver Knolls Community** is similar to the Golden Valley Community in its land use pattern. However, its location tends to provide Silver Knolls residents with a greater sense of isolation from other developed parts of the North Valleys. Silver Knolls is located at the west edge of the Reno-Stead Airport. It is bounded on the north and west by the Granite Hills range. Physically, the area can be characterized as gently sloping terrain at the base of this mountain range. These mountainous areas and the Reno-Stead Airport separate this community from developed areas in Reno-Stead, Cold Springs and Lemmon Valley. Commercial land use designations are not desired. Once again, the existence of livestock and other animals for recreational, educational and economic reasons is recognized as a significant contributor to the local character.
- The North Valleys Area Plan is home to two areas of a decidedly more rural character. These areas and the rural communities found there are identified on the Character Management Plan map as the North Valleys Rural Character Management Area. In the southern portion of the area plan, large private parcels and significant holdings of the National Forest Service characterize much of the northeast slope of Peavine Mountain. Likewise, large private parcels and significant holdings of the Bureau of Land Management characterize the northern section of the area plan, generally north of Stead, Lemmon Valley, and Silver Knolls, as well as east of Lemmon Valley. In the northern reaches of the North Valleys planning area, the communities of **Antelope Valley, Red Rock, Rancho Haven, Bedell Flats and Sierra Ranchos** contribute to a distinct character of large and very large lot

residential uses. These areas are not suburban land uses with a rural character. Rather, they are more truly rural in land use pattern and in community character. While some smaller lots exist, these areas are predominantly large lot (10 acre and greater) residential communities. A significant amount of home based business, agriculture, and agricultural related business exists in and around these communities. These activities are a key component of the character in these rural areas. These communities exist in and around large blocks of federal land, controlled primarily by the Bureau of Land Management. The key cultural, archaeological, natural, habitat, recreational and other special resources on these federal lands as well as on private lands, are a key component of the areas' character. Residents in these rural areas have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level. The lack of air, water, noise and light pollution, as well as low traffic congestion is commonly cited as key components of the rural areas' character. Equestrian activities for recreational, educational and economic purposes are commonplace, and the large lot size together with the proximity to trails and public lands greatly facilitates the pleasure riding and other outdoor activities that form an important part of this area's character. In addition to horse, many residents also own hobby livestock such as alpaca, llama, donkey, etc. for similar purposes. The value of this area for educational and scientific purposes is highlighted by the existence of the Animal Ark Wildlife Sanctuary. This non-profit institution is an important member of the community, and its contributions, not only to the local area's character but also to the regional quality of life, make a strong statement regarding the broad contribution that rural areas make to the region at large.

- ~~**Horizon Hills, Black Springs and Anderson Acres Communities** are suburban areas within the Reno-Stead Corridor Joint Plan area. The Joint Plan describes the land uses pattern, development standards, and amendment procedures for the area it covers. While the Joint Plan is a component of the North Valleys Area Plan, its status as a joint plan provides for a series of regulations and procedures that effectively create a separate master plan and zoning designation for that area.~~
- The **Cold Springs Community** has traditionally been considered part of the North Valleys planning area. However, due to its location, unique history, and the expansion of Incorporated Reno into the Cold Springs Community, Washoe County has worked with residents to develop a separate Cold Springs Area Plan.
- The **Reno-Stead Incorporated Area** within the North Valleys planning area contributes significantly to the overall character of the planning area. The Reno-Stead Airport, significant employment and commercial opportunities in industrial and commercial areas, and a full range of residential densities combine to make the Reno-Stead area a very large component of the landscape and local character.

## Vision and Character Management

### Land Use

**Goal One: The pattern of land use designations in the North Valleys Area Plan will implement the community character described in the Character Statement.**

### Policies

- NV.1.1 The North Valleys Character Management Plan (NVCMP) map shall identify the North Valleys Rural Character Management Area (NVRCA), the Silver Knolls Suburban Character Management Area (SKSCMA), the Lemmon Valley Suburban Character Management Area (LVSCMA), **and** the Golden Valley Suburban Character Management Area (GVSCMA), ~~and the Reno-Stead Corridor Joint Plan area.~~

- NV.1.2 The combined policy growth level for the Suburban Character Management Areas is 2000 new residential units of land use capacity. Changes to the established regulatory zones will not add more than 2000 new units of land use capacity through 2025. The Washoe County Department of Community Development will be responsible for tracking increasing land use potential to ensure this growth level is not exceeded.
- NV.1.3 Policy growth levels for the North Valleys Rural Character Management Area are established for each hydrographic basin in the planning area as a function of the sustainable water resource yield in each basin. Changes to the established regulatory zones may add new units of land use capacity only to 85% of each basin's sustainable yield as determined by the Washoe County Department of Water Resources. The Washoe County Department of Community Development will cooperate with the Department of Water Resources to track increasing land use potential to ensure these growth levels are not exceeded.
- NV.1.4 The following Regulatory Zones are permitted within the North Valleys Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Public/Semi-public Facilities (PSP).
  - d. Parks and Recreation (PR).
  - e. Open Space (OS).
- NV.1.5 The following Regulatory Zones are permitted within the Silver Knolls Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Low Density Suburban (LDS – One unit per acre).
  - f. Public/Semi-public Facilities (PSP).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).
- NV.1.6 The following Regulatory Zones are permitted within the Golden Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS – One unit per acre).
  - g. Parks and Recreation (PR).
  - h. Open Space (OS).



- NV.1.7 The following Regulatory Zones are permitted within the Lemmon Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Public/Semi-public Facilities (PSP).
  - f. Low Density Suburban (LDS 1 – One unit per acre).
  - g. Low Density Suburban-Two (LDS 2 – Two units per acre).
  - h. Medium Density Suburban-Three (MDS 3 – Three units per acre).
  - i. Medium Density Suburban-Four (MDS 4 – Four units per acre).
  - j. High Density Suburban (HDS – Seven units per acre single family detached; Nine units per acre attached or mobile home).
  - k. Low Density Urban (LDU – 10 units per acre for single family detached, 14 units per acre for multi-family and 12 units per acre for mobile home parks).
  - l. Medium Density Urban (MDU – 21 units per acre).
  - m. Parks and Recreation (PR).
  - n. Open Space (OS).
  - o. Neighborhood Commercial (NC).

**Goal Two: Common Development Standards in all designated Character Management Areas. Establish development guidelines that will implement and preserve the community character commonly found within the North Valleys planning area.**

#### **Policies**

- NV.2.1 The use of curb and gutter will be minimized. Pedestrian facilities should utilize alternative design and materials to avoid traditional sidewalk appearance. Proposals for the construction of curb, gutter, or traditional concrete sidewalks must be justified by demonstrating benefit to the health, safety and welfare of the community. Washoe County may permit the placement of roadside ditches in Public Improvement Easements to facilitate the implementation of this policy. Such ditches will be designed to a “recoverable-ditch” standard as determined by the Washoe County Department of Public Works.
- NV.2.2 When feasible, given utility access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- a. Minimize disruption to natural topography.
  - b. Utilize natural contours and slopes.
  - c. Complement the natural characteristics of the landscape.
  - d. Preserve existing vegetation and ground coverage to minimize erosion.
  - e. Minimize cuts and fills.
- NV.2.3 Site development plans in the North Valleys planning area must submit a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, the State Department of Agriculture, and/or

- the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- NV.2.4 Applicants required to present their items to the Citizen Advisory Board (CAB) must submit a statement to staff regarding how the final proposal responds to the community input received at the CAB meeting.
- NV.2.5 Proposals for residential development projects must include a process for ensuring that potential homeowners in the project are provided adequate notice regarding the existence of livestock and the potential for accompanying noise and odor throughout the North Valleys planning area.
- NV.2.6 Prior to the approval of tentative maps or non-residential development in the North Valleys planning area, the Reno-Tahoe Airport Authority (RTAA) will be contacted to determine if height limitations and an aviation easement are required. If the proposed development is within the boundary of the Federal Aviation Regulations (FAR) Part 77 Imaginary Protection Surfaces of the Reno-Stead Airport (Figure 1), that development will be limited to a height no greater than the protection surfaces or the applicant will be required to receive Federal Aviation Administration (FAA) approval to exceed the height limit as a condition of approval. Furthermore, the property owner of any proposed development within the boundary of the FAR Part 77 protection surfaces for the Reno-Stead Airport will be required to grant the RTAA an aviation easement as a condition of approval.
- NV.2.7 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, 5 and 6; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- NV.2.8 The standards established in policies NV.2.1-NV.2.6 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Three: North Valleys Rural Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the North Valleys Rural community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.3.1 Washoe County will study the merit of supporting the disposal of federal land in the planning area for development purposes. The criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.
- NV.3.2 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the Bureau of Land Management (BLM) and the United State Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area. Washoe County supports the concept behind the BLM Mission Statement, "Preserve and Protect for Future Generations."
- NV.3.3 Outdoor lighting must be consistent with best practice "dark-sky" standards.

- NV.3.4 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.3.5 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- NV.3.6 All divisions of land must comply with the most current regulations of the Washoe County District Health Department.
- NV.3.7 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that educational and scientific activities based on the area’s key resources will be supported and encouraged in a manner that is compatible with the local community and beneficial to the broader region. All development proposals that may negatively impact ongoing scientific and educational activities must demonstrate adequate mitigation measures to ensure that new development is compatible with those activities.

**Goal Four: Silver Knolls Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Silver Knolls community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.4.1 A minimum of 50% of the residential parcels in any subdivision established after the date of final adoption of this plan must be at least one acre in size.
- NV.4.2 The minimum size of residential parcels in a subdivision established after the date of final adoption of this plan is 0.5 acres.
- NV.4.3 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.4.4 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.4.5 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.4.6 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.4.7 In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.4.8 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.

- NV.4.9 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.4.10 The standards established in policies NV.4.1-NV.4.9 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Five: Golden Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Golden Valley community character as described in the North Valleys Vision and Character Statement.**

**Policies**

- NV.5.1 The provisions of Washoe County Development Code 408, Common Open Space Development, are not available for implementation in the Golden Valley Suburban Character Management Area.
- NV.5.2 Subdivisions established after the date of final adoption of this plan will vary setbacks and driveway design.
- NV.5.3 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation.
- NV.5.4 In subdivisions established after the date of final adoption of this plan, perimeter fencing on individual parcels is optional. Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and not used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
- NV.5.5 In subdivisions established after the date of final adoption of this plan, residential garages will, at a minimum, be sized for two vehicles.
- NV.5.6 In subdivisions established after the date of final adoption of this plan, the use of streetlights will be minimized. Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards.
- NV.5.7 At least 50% of all dwellings in subdivisions established after the date of final adoption of this plan must be single story. All dwellings adjacent to existing residential development must match the adjacent building type (single-story/multi-story). Development is considered adjacent if it is not separated by a road or minimum 30 foot landscaped buffer area.
- NV.5.8 In subdivisions established after the date of final adoption of this plan, landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.5.9 The standards established in policies NV.5.1-NV.5.8 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

**Goal Six: Lemmon Valley Suburban Character Management Area. Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Lemmon Valley community character as described in the North Valleys Vision and Character Statement.**

### **Policies**

- NV.6.1 Single family subdivisions established after the date of final adoption of this plan in regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4 will:
- a. When adjacent to or across a street from residential development in existence as of the final adoption of this plan, provide a minimum 30-foot wide open-space buffer, containing a minimum 8-foot wide decomposed granite trail, on the perimeter AND maintain a minimum parcel size of 15,000 square feet for any parcel located on the perimeter; OR, provide for perimeter parcel sizes that match the existing residential parcels.
  - b. Limit all dwellings to a single story located on the perimeter when adjacent to or across a street from residential development in existence as of the final adoption of this plan.
  - c. Provide a statement regarding how the proposed design responds to the community input received during the tentative map review process must be made available to staff and the Planning Commission.
  - d. In regulatory zones LDS 1; LDS 2; MDS 3 and MDS 4, new residential parcels shall not front on existing streets.
  - e. Vary setbacks and driveway design.
  - f. Construct no more than 25% of the total residential units in the same architectural elevation.
  - g. Limit the use of block, concrete, or similar material to posts, pillars and similar uses. These materials are not to be used for panel or wall sections. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.
  - h. Minimize the use of street lighting. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Exterior lighting fixtures mounted on the homes or units shall be no higher than the line of the first story eave or, where no eave exists, no higher than 15 feet above finished grade. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
  - i. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area. Homebuilders must offer at least two separate xeriscape options.
- NV.6.2 In HDS, LDU, MDU, NC, PSP regulatory zones, single-family, multi-family, commercial, and other non-residential development projects will meet the following minimum standards:
- a. Establish landscape designs that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped yard.
  - b. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards.
  - c. The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of

community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.

- NV.6.3 Mixed-use development and redevelopment in certain portions of the Lemmon Valley Suburban Character Management Area are encouraged. In order to facilitate a more efficient and community-oriented land use pattern, to attempt to influence average daily trips on local roadways, to promote a better job-housing balance, and to provide for necessary community services, the following bonuses and design standards may be applied:
- a. In HDS regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the NC regulatory zone can be established.
  - b. In NC regulatory zones, in conjunction with a primary use allowed under that designation, uses allowed under the HDS regulatory zone can be established.
  - c. The Director of Community Development must certify that single family detached residential, including mobile homes, will not be in conflict with the above stated intent of any proposed mixed-use development.
  - d. Mixed-use developments must be proposed as a unified project.
  - e. Mixed-use developments must integrate pedestrian features, landscaping and buffering so as to create a unified design.
- NV.6.4 The standards established in policies NV.6.1-NV.6.3 will be implemented through tentative map conditions, improvements plans, CC&Rs, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

## Transportation

**Goal Seven: The regional and local transportation system in the North Valleys planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities and efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the North Valleys Vision and Character Statement.**

### Policies

- NV.7.1 Washoe County's policy level of service (LOS) for local transportation facilities in the North Valleys planning area is LOS "C." All development proposals must demonstrate how the established level of service on local transportation facilities will be maintained.
- NV.7.2 The Washoe County Regional Transportation Commission (RTC) sets levels of service on regional roads. Washoe County will advocate for the RTC to establish policy levels of service "C" for all regional roads in the North Valleys planning area.
- NV.7.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies NV.7.1 and NV.7.2.
- NV.7.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.

- NV.7.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- NV.7.6 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- NV.7.7 Washoe County will be an advocate for the establishment of efficient transit services to and within the North Valleys planning area.
- NV.7.8 Future development plans in any Commercial District or Residential District of MDS intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the North Valleys planning area. Applications for site plans and tentative maps in these areas will specify the proposed response to this issue.
- NV.7.9 Washoe County will work with the Regional Transportation Commission (RTC) to develop and implement a bikeways plan for the North Valleys planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).

**Scenic/Recreational/Cultural Resources**

**Goal Eight: Maintain open vistas and minimize the visual impact of hillside development.**

**Policies**

- NV.8.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the North Valleys Management Area. Utility transmission facilities will be subject to a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- NV.8.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- NV.8.3 The grading design standards referred to in Policy NV.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.

**Goal Nine: Public and private development will respect the value of cultural and historic resources in the community.**

**Policies**

- NV.9.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the North Valleys planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

- NV.9.2 Washoe County will cooperate and participate with state and federal agencies and the Reno-Sparks Indian Colony in the planning and conservation activities of those agencies related to cultural and historic resources.
- NV.9.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.
- NV.9.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

**Goal Ten: The North Valleys planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.**

#### **Policies**

- NV.10.1 Updates to the Parks District Master Plan for the North Valleys planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- NV.10.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- NV.10.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.
- NV.10.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map but do not require parking facilities.
- NV.10.5 As new residential and commercial properties develop in the North Valleys planning area, the Washoe County Department of Parks and Recreation will review development proposals for potential trail connections.
- NV.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Parks and Recreation will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the North Valleys planning area or connect existing trails or otherwise implement Goal 10.
- NV.10.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Parks and Recreation will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- NV.10.8 Development projects located adjacent to or in the area described within the National Forest Services' "Peavine Mountain Roads and Recreation Strategy," must contribute to and not conflict with the implementation of that strategy.



## Natural Resources

### Air Resources

**Goal Eleven: The North Valleys planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards, and the vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.**

### Policies

- NV.11.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the North Valleys planning area.
- NV.11.2 Development in the North Valleys area will comply with all local, state and federal standards regarding air quality.
- NV.11.3 The granting of special use permits in the North Valleys must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- NV.11.4 Washoe County Staff will remain cognizant of the interest of local Native American groups in air quality issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

### Land Resources

**Goal Twelve: The built environment will minimize the destructive potential of any identified geological hazard.**

### Policies

- NV.12.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the North Valleys planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
  - Provide adequate setbacks from potentially active faults or other hazards.
  - Minimize erosion potential.
- NV.12.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy NV.12.1.

**Goal Thirteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

### Policies

- NV.13.1 Prior to the approval of master plan amendments, tentative maps, special use permits, or public initiated capital improvements in the North Valleys 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.

- NV.13.2 Washoe County Staff will remain cognizant of the interest of local Native American groups in wildlife and habitat issues. Staff will seek input from the Reno-Sparks Indian Colony when a proposed project, through its proximity or other connection to Native lands, has the potential to impact the interests of the agencies in this regard.

**Goal Fourteen: Mining in the North Valleys planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

**Policies**

- NV.14.1 Mining activities in the North Valleys must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the North Valleys Streets and Highways System Plan map.
- NV.14.2 Proposals for mining activities will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Public Health Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

**Water Resources – Flooding**

**Goal Fifteen: Personal and economic losses associated with flooding will be minimized. Development in the North Valleys planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.**

**Policies**

- NV.15.1 Development within the North Valleys will conform to Regional Water Plan Policy 3.1.c, “Flood Plain Storage Outside the Truckee River Watershed,” as well as locally specific flood control requirements as adopted by Washoe County.

**Water Resources – Supply**

**Goal Sixteen: Water resources will be supplied to land uses in the North Valleys planning area according to the best principles/practices of sustainable resource development.**

**Policies**

- NV.16.1 New development shall comply with Regional Water Plan Policy 2.1.a: “Effluent Reuse – Efficient Use of Water Resources and Water Rights.”
- NV.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, “Water Resources and Land Use,” and 1.3.e, “Water Resource Commitments.”
- NV.16.3 The Washoe County Department of Water Resources will protest the transfer of water resources between hydrographic basins whenever the department determines that the transfer will result in a significant negative impact to the sustainable use of the resource.
- NV.16.4 The creation of parcels and lots in the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory shall require the dedication of water rights to Washoe County in

- quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.
- NV.16.5 In the portion of the North Valleys planning area that is within the Washoe County Department of Water Resources Service Territory, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- NV.16.6 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.
- NV.16.7 Unless approved by the Washoe County Board of Commissioners, water imported to the North Valleys planning area will not be diverted to supply land uses outside the North Valleys and Cold Springs planning areas.

### **Water Resources – Quality**

**Goal Seventeen: The quality of water from the North Valleys Hydrographic Basins will be protected from degradation resulting from human activities.**

#### **Policies**

- NV.17.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County's municipal well facilities in the North Valleys Hydrographic Basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- NV.17.2 The reuse, recharge or storage of reclaimed water within the North Valleys will comply with all state and local provisions for the protection of groundwater quality.

**Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

#### **Policies**

- NV.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- NV.18.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas. Potential locations will include but not be limited to the playas found in the planning area.
- NV.18.3 Washoe County supports the Swan Lake Nature Study Area Master Plan, as amended and updated to date. Any development that may impact the area described in this plan must be consistent with the goals, objectives, and strategies identified in that plan.
- NV.18.4 Washoe County will participate in and support efforts to establish a public Watchable Wildlife Area at, and adjacent to, the Silver Lake playa site, or to otherwise ensure the future of the site is consistent with Goal 18.
- NV.18.5 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 18.

- NV.18.6 Development proposals that impact any area designated “potential wetlands” on the North Valleys Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of any delineated wetlands.

### **Water Resources – Service/Wastewater**

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the North Valleys Vision and Character Statement.**

#### **Policies**

- NV.19.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent all applicable water and wastewater resources and facilities plan.

### **Plan Maintenance**

**Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

#### **Policies**

- NV.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the North Valleys Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the North Valleys 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.

- NV.20.2 For any amendment that proposes to:

- Revise the Vision and Character statements
- Revise Goal One or its associated policies

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the North Valleys Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the North Valleys Area Plan.

- NV.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. 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 North Valleys 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 North Valleys 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 community serving in nature.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the North Valleys 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 North Valleys 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.
- i. Any existing development in the North Valleys planning area, the Forest planning area, or the Northeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue

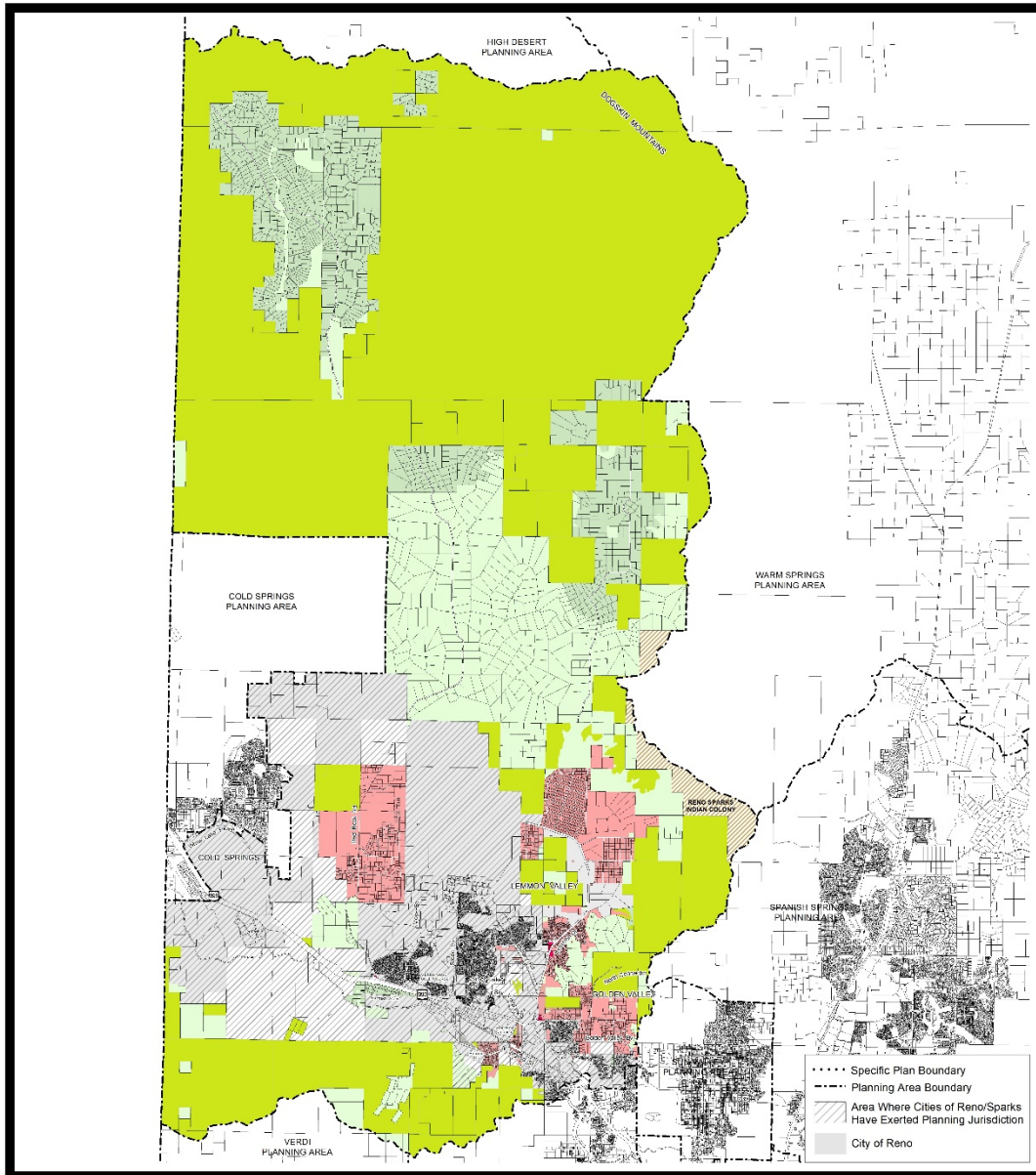
hardship in the ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

- NV.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be community serving in nature.
- NV.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

## Appendix A - Maps Contents

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Recreational Opportunities Plan .....	A-11
Streets and Highways System Plan .....	A-13

Exhibit B, WMPA19-0009



### NORTH VALLEYS MASTER PLAN MAP

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

Planning and Building Division

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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 BUILDING DIVISION.

DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

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**Community Services  
Department**

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**WASHOE COUNTY  
NEVADA**

1001 E. Ninth St.  
Reno, Nevada 89512

775-328-3600





## RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

### RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0009 AND THE AMENDED NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP

Resolution Number 20-05

Whereas Regulatory Zone Amendment Case Number WRZA19-0009, came before the Washoe County Planning Commission for a duly noticed public hearing on February 4, 2020; 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; and

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA19-0009) 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;
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; and
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.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0009 and the amended North Valleys Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on February 4, 2020.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

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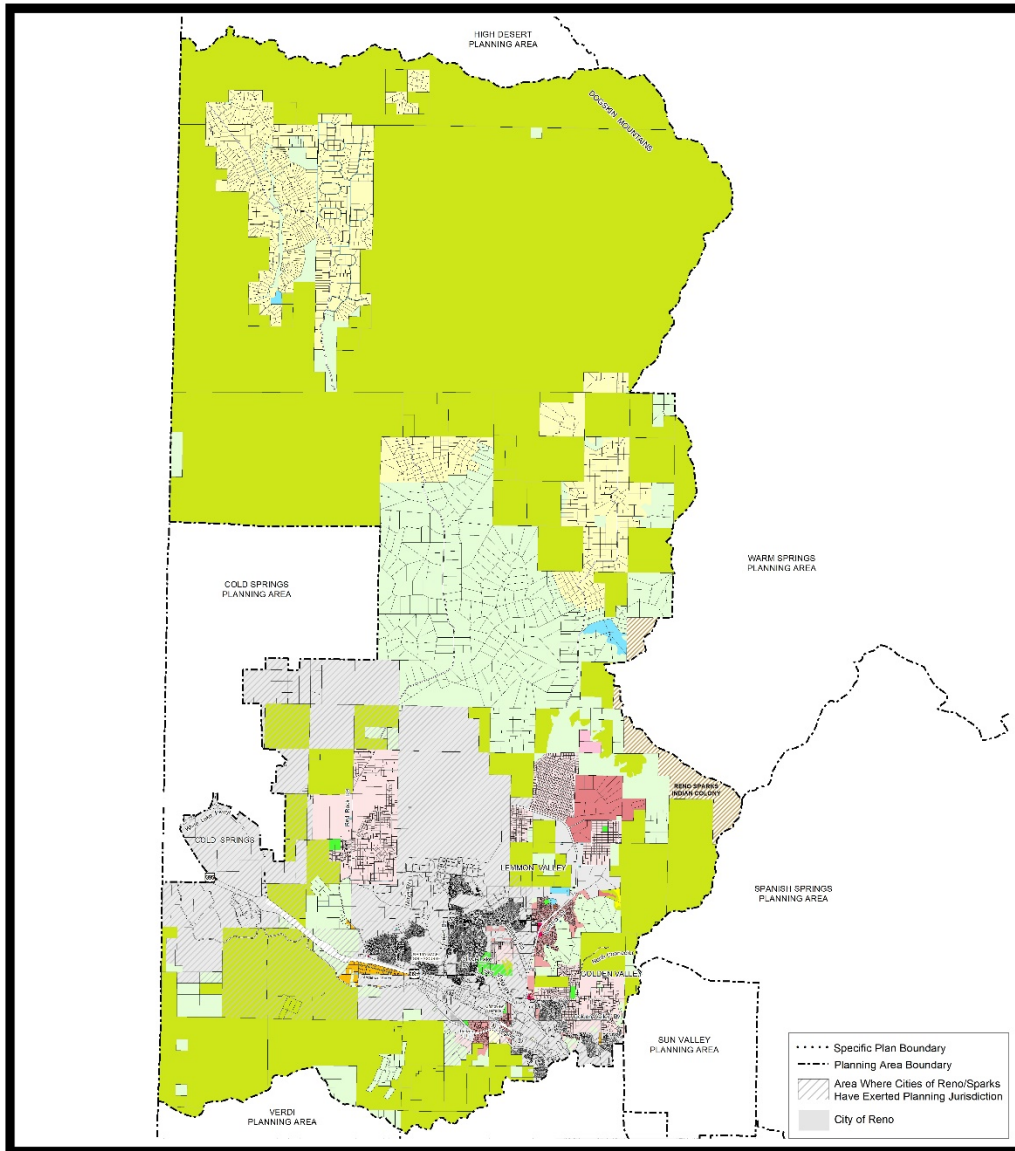
Trevor Lloyd, Secretary

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Larry Chesney, Chair

Attachment: Exhibit A – North Valley Area Plan Regulatory Zone Map

Exhibit A, WRZA19-0009



### NORTH VALLEYS REGULATORY ZONE MAP

<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffff00; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc00; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe4e1; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffe4c4; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY SUBURBAN 2</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffcc99; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9966; 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: 10px; background-color: #ff6600; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY SUBURBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff9933; border: 1px solid black; margin-right: 5px;"></span> LOW DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #cc6633; border: 1px solid black; margin-right: 5px;"></span> MEDIUM DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #993333; border: 1px solid black; margin-right: 5px;"></span> HIGH DENSITY URBAN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff0000; border: 1px solid black; margin-right: 5px;"></span> GENERAL COMMERCIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ff00ff; border: 1px solid black; margin-right: 5px;"></span> NEIGHBORHOOD COMMERCIAL/ OFFICE</li> <li><span style="display: inline-block; width: 15px; height: 10px; 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: 10px; background-color: #cccccc; border: 1px solid black; margin-right: 5px;"></span> INDUSTRIAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; 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: 10px; background-color: #00ff00; border: 1px solid black; margin-right: 5px;"></span> PARKS AND RECREATION</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #90ee90; border: 1px solid black; margin-right: 5px;"></span> OPEN SPACE</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #c1c1c1; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> GENERAL RURAL AGRICULTURAL</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black; margin-right: 5px;"></span> DRY LAKE/ WATER BODY</li> </ul>
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Planning and Building Division

PG Date: February 4, 2020  
SCC Code:

1001 E. NINTH ST  
Reno, Nevada 89512  
(775) 328-3600

**Community Services Department**

**WASHOE COUNTY NEVADA**

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DATE: \_\_\_\_\_ DIRECTOR: \_\_\_\_\_

PIN	STREETNUM	STREETDIR	STREET	FIRSTNAME	LASTNAME	MAILING1	MAILING2	MAILCITY	MAILSTATE	MAILZIP
081-031-02	0	N	VIRGINIA ST		ANDERSON ACRES ASSOCIATION	11005 LONGVIEW LN	C/O PEAVINE VOL FIRE DEPT	RENO	NV	89506
081-031-09	10553		TRAIL DR	SCOTT & CINDY S	BURNER	10553 TRAIL DR		RENO	NV	89506
081-031-10	10515		TRAIL DR	TIMOTHY J	STOFFEL	10515 TRAIL DR		RENO	NV	89506
081-031-11	10300	N	VIRGINIA ST	DIXIE A	HAWKINS	10300 N VIRGINIA ST		RENO	NV	89506
081-031-12	10200	N	VIRGINIA ST	BENNY JR	FELIX	10609 BIGHORN DR		RENO	NV	89508
081-031-13	10150		TRAIL DR		HEINZ RANCH LAND COMPANY LLC	777 S CENTER ST # 105		RENO	NV	89501
081-031-16	111		MER MAC ST		VALLEY-TECH INVESTING GROUP LLC	59 DAMONTE RANCH PKWY STE B172		RENO	NV	89521
081-031-17	990		MER MAC ST	HUGH M & LINDA R	REDPATH	2616 FOREST LN		SARASOTA	FL	34231
081-031-18	9980	N	VIRGINIA ST	GREG S	LAWSON	9950 N VIRGINIA ST		RENO	NV	89506
081-031-20	9910	N	VIRGINIA ST	KEVIN M	STRAWN	9910 US HIGHWAY 395 N		RENO	NV	89506
081-031-21	150		MER MAC ST		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD STE A		RENO	NV	89521
081-031-22	155		MER MAC ST	BRUCE R	PETERSON	155 MER MAC ST		RENO	NV	89506
081-031-23	10100		TRAIL DR	MEGAN & JEFFERY	PARSONS	PO BOX 5973		RENO	NV	89513
081-031-24	10120		TRAIL DR	JOHN D & DONNELLE M	O'NEILL	10120 TRAIL DR		RENO	NV	89506
081-031-25	10250		TRAIL DR	SHAYAN	MALEK LIVING TRUST	3790 WILLIAMS RD		SAN JOSE	CA	95117
081-031-27	10408		TRAIL DR		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-28	317		LENCO AVE		PEAVINE INVESTORS LLC	9432 DOUBLE R BLVD		RENO	NV	89521
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081-031-50	0		UNSPECIFIED		BROWN MOUNTAIN LLC	9432 DOUBLE R BLVD		RENO	NV	89521
081-031-51	220		COPPERFIELD DR	KIEL A & JEANETTE L	LAMBDIN	150 MAE ANNE AVE		RENO	NV	89523
081-031-52	9250	N	VIRGINIA ST	RAPHAEL C & SUSAN A	CARPENTER	PO BOX 61625	C/O RAY CARPENTER	RENO	NV	89506
081-031-53	9902	N	VIRGINIA ST	THOMAS W	PATTEN	9902 N VIRGINIA ST		RENO	NV	89506
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081-031-56	10100	N	VIRGINIA ST	ROBERT	WEHE	10455 ALDEBARAN DR	C/O WENDY WEHE	RENO	NV	89508
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081-031-59	10117		TRAIL DR	SJANA J & CHRISTOPHER T	WAGNER	10117 TRAIL DR		RENO	NV	89506
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081-031-66	10390		TRAIL DR	TARYN	STUTLER	10390 TRAIL DR		RENO	NV	89506
081-040-01	11005		LONGVIEW LN		TRUCKEE MEADOWS FIRE PROTECTION DIST	1001 E 9TH ST BLDG D		RENO	NV	89520
081-040-02	11100		LONGVIEW LN		BARRY FAMILY 2018 TRUST	11100 LONGVIEW LN		RENO	NV	89506
081-040-03	11050		LONGVIEW LN	MICHAEL S	THEIS 2004 TRUST	1545 SKYLINE BLVD		RENO	NV	89502
081-040-04	11000		LONGVIEW LN	ROBERT A	KELLY	17360 US HIGHWAY 395 N		RENO	NV	89508
081-040-05	11005		DUFFNEY LN	CLARENCE M H & PAMELA J	BOHARTZ	11005 DUFFNEY LN		RENO	NV	89506
081-040-06	11105		DUFFNEY LN	EARL D & BETTY JO	SPURGEON	11105 DUFFNEY LN		RENO	NV	89506
081-040-07	11100		DUFFNEY LN	CATHERINE E	ROBINSON TRUST	11100 DUFFNEY LN		RENO	NV	89506
081-040-08	11050		DUFFNEY LN	JOHN-BODIE	LUNDEMO	17825 JAEGER CT		RENO	NV	89508
081-040-09	11000		DUFFNEY LN	JEAN A	HARRIS TRUST	9590 N VIRGINIA ST		RENO	NV	89506
081-040-10	0		DUFFNEY LN		COMMERCIAL FINANCING SERVICES	PO BOX 3828	C/O CAMEL FINANCIAL INC	TUSTIN	CA	92781
081-040-11	0		LONGVIEW LN	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-14	0		COPPERFIELD DR		UNITED STATES OF AMERICA	NONE		RENO	NV	00000

081-040-15	11400		LONGVIEW LN		BARRY FAMILY 2018 TRUST	11100 LONGVIEW LN		RENO	NV	89506
081-040-16	11395		LONGVIEW LN	VICTOR & REBECCA	ZATARAIN LIVING TRUST	11395 LONGVIEW LN		RENO	NV	89506
081-040-19	0		COPPERFIELD DR		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
081-040-20	11500		LONGVIEW LN	PAUL C & MARY H	HOFMANN	PO BOX 8785		RENO	NV	89507
081-040-21	11220	N	VIRGINIA ST	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-22	382		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-23	0		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-24	209		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-25	207		COPPERFIELD DR	RENE	MABE TRUST	11220 N VIRGINIA ST		RENO	NV	89506
081-040-26	205		COPPERFIELD DR	DONNA L	ANDERSON	6452 BRISTOL WAY		RENO	NV	89107
081-040-27	11055		LONGVIEW LN	TODD S	BALLOWE et al	11055 LONGVIEW LN		RENO	NV	89506
082-083-01	9906	N	VIRGINIA ST	CLIFFORD K	CARTER	9906 N VIRGINIA ST		RENO	NV	89506
082-083-09	0	N	VIRGINIA ST		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
082-092-21	0		MOHAWK LN		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
082-180-12	2775		KIOWA WAY		UNITED STATES OF AMERICA	NONE		RENO	NV	00000
082-221-01	2205		SENECA DR	RICHARD	YEE	5036 DODSON LN		SACRAMENTO	CA	95835
082-221-02	8035		CHIPPEWA AVE	JEAN E	MCCALL	8035 CHIPPEWA AVE		RENO	NV	89506
082-221-03	8065		CHIPPEWA AVE	DANIEL L & SHELBY M	ERLENDSON	8065 CHIPPEWA AVE		RENO	NV	89506
082-221-04	8095		CHIPPEWA AVE	MICHAEL R & DOROTHY J	ERLENDSON et al	8095 CHIPPEWA AVE		RENO	NV	89506
082-221-05	8125		CHIPPEWA AVE	KENNETH R & ELIZABETH L	ERLENDSON	8125 CHIPPEWA AVE		RENO	NV	89506
082-221-06	8155		CHIPPEWA AVE	JAMES J	ALLISTON	8155 CHIPPEWA AVE		RENO	NV	89506
082-221-07	8185		CHIPPEWA AVE		WINDERS FAMILY TRUST	8185 CHIPPEWA AVE		RENO	NV	89506
082-221-08	8215		CHIPPEWA AVE		WINDERS FAMILY TRUST	8185 CHIPPEWA AVE		RENO	NV	89506
082-221-09	8245		CHIPPEWA AVE		MCCLAIN/UDELL FAMILY TRUST	4922 CHARTER RD		ROCKLIN	CA	95765
082-221-10	8275		CHIPPEWA AVE	GARY A	FEERO	8275 CHIPPEWA AVE		RENO	NV	89506
082-221-11	8315		CHIPPEWA AVE	MEGAN R & JESSE	HARRELL	8315 CHIPPEWA AVE		RENO	NV	89506
082-221-14	8405		CHIPPEWA AVE	LAWRENCE F	PAVILIONIS	8405 CHIPPEWA AVE		RENO	NV	89506
082-221-15	8465		CHIPPEWA AVE	BENJAMIN Y & FE M	ENCALLADO	8465 CHIPPEWA AVE		RENO	NV	89506
082-221-16	8475		CHIPPEWA AVE	JAY C & HEIDI	GIBBS	8475 CHIPPEWA AVE		RENO	NV	89506
082-221-17	8495		MOHAWK LN	CARRA R	MACFARLANE LIVING TRUST	PO BOX 7736		SOUTH LAKE TAHOE	CA	96158
082-221-19	8345		CHIPPEWA AVE	LORI L	CALDWELL	8345 CHIPPEWA AVE		RENO	NV	89506
082-221-20	8385		CHIPPEWA AVE		FABIAN TRUST et al	8385 CHIPPEWA AVE		RENO	NV	89506
082-222-02	8440		MOHAWK LN		DEAS FAMILY TRUST	8440 MOHAWK LN		RENO	NV	89506
082-222-03	8390		MOHAWK LN	DONALD	LAYTON	8390 MOHAWK LN		RENO	NV	89506
082-222-04	8360		MOHAWK LN	SCOTT W & LISA K	CARLSON	8360 MOHAWK LN		RENO	NV	89506
082-222-05	8320		MOHAWK LN	TYE B	ERWIN	8320 MOHAWK LN		RENO	NV	89506
082-222-06	8290		MOHAWK LN	JULIE E	LUCERO et al	8290 MOHAWK LN		RENO	NV	89506
082-222-07	8270		MOHAWK LN	JAMES & MARY	CORDILL	8270 MOHAWK LN		RENO	NV	89506
082-222-08	8260		MOHAWK LN	DAVID D & RUBY L	HOWE	8260 MOHAWK LN		RENO	NV	89506
082-222-09	8250		MOHAWK LN	ALISON & JACOB	WEATHERILL	8250 MOHAWK LN		RENO	NV	89506
082-222-10	8230		MOHAWK LN	PATRICIA M	JIMENEZ TRUST	8230 MOHAWK LN		RENO	NV	89506
082-222-11	8220		MOHAWK LN	JORDAN M & NICHOLAS A	LAPIN	8220 MOHAWK LN		RENO	NV	89506
082-222-12	8200		MOHAWK LN	ROBERT E	TUCKER	8200 MOHAWK LN		RENO	NV	89506
082-222-13	8160		MOHAWK LN	SCOTT & PAOLA	JACKSON	8160 MOHAWK LN		RENO	NV	89506
082-222-14	8110		MOHAWK LN	GORDON L & SHARON M	SMITH	PO BOX 763		ROSAMOND	CA	93560
082-222-15	8090		MOHAWK LN	CRISTIAN B	ACUNA	8090 MOHAWK LN		RENO	NV	89506
082-222-16	8050		MOHAWK LN		MORRILL LIVING TRUST	8050 MOHAWK LN		RENO	NV	89506
082-222-17	8030		MOHAWK LN	MARTIN L	URENA	8030 MOHAWK LN		RENO	NV	89506
082-222-18	8450		MOHAWK LN	CHRISTOPHER M	KOBASHIGAWA	216 LEMMON DR 263		RENO	NV	89506
082-223-01	8365		MOHAWK LN	ROSE C	BOST	PO BOX 2182		LA PINE	OR	97739
082-223-02	8395		MOHAWK LN	MATTHEW	DAW	8395 MOHAWK LN		RENO	NV	89506
082-223-03	8425		MOHAWK LN	JACK H III & JENNIFER	RHODES	8425 MOHAWK LN		RENO	NV	89506
082-223-04	8445		MOHAWK LN	BRIGID A	DORAN et al	8445 MOHAWK LN		RENO	NV	89506
082-223-05	8465		MOHAWK LN	EDWARD A & KATHERINE M	CAMPBELL	8465 MOHAWK LN		RENO	NV	89506
082-223-06	8485		MOHAWK LN	GAYLE D	GREGG et al	8485 MOHAWK LN		RENO	NV	89506
082-223-07	8480		CHIPPEWA AVE	CHARLES E JR	PENA	8480 CHIPPEWA AVE		RENO	NV	89506
082-223-08	8460		CHIPPEWA AVE	JEFF M & LAURIE A	TAYLOR	8460 CHIPPEWA AVE		RENO	NV	89506
082-223-09	8410		CHIPPEWA AVE	KENNETH V	KAUPPINEN et al	8410 CHIPPEWA AVE		RENO	NV	89506
082-223-10	8390		CHIPPEWA AVE	LORI A & THOMAS P	DRIGGERS	8390 CHIPPEWA AVE		RENO	NV	89506

082-223-11	8340	CHIPPEWA AVE	MICHAEL K & LAURA K	MINSCH	8340 CHIPPEWA AVE		RENO	NV	89506
082-223-12	2217	PAWNEE CT	GAIL L	GAHART	2217 PAWNEE CT		RENO	NV	89506
082-223-13	2219	PAWNEE CT	ARMANDO	RODRIGUEZ	2219 PAWNEE CT		RENO	NV	89506
082-223-14	2241	PAWNEE CT	HUBERT J & LISA	MORGAN	2241 PAWNEE CT		RENO	NV	89506
082-223-15	2243	PAWNEE CT	ROSE C	BOST	PO BOX 2182		LA PINE	OR	97739
082-224-01	2260	PAWNEE WAY		GERHARDT-CARROLL FAMILY TRUST	1801 SOLARI DR		RENO	NV	89509
082-224-02	2250	PAWNEE WAY	CHARLES J & CAROLYN A	POINDEXTER	2250 PAWNEE WAY		RENO	NV	89506
082-224-03	2240	PAWNEE WAY	PAUL & CAROLYN M	BEAVER	2240 PAWNEE WAY		RENO	NV	89506
082-224-04	2230	PAWNEE WAY	SANDEE M	TIBBETT	2230 PAWNEE WAY		RENO	NV	89506
082-224-05	2220	PAWNEE WAY	HANS	WEINFURTNER	1575 DELUCCHI LN STE 103	C/O RE/MAX PREMIER PROPERTIES	RENO	NV	89502
082-224-06	2210	PAWNEE WAY	TOBY R	VERNON et al	2210 PAWNEE WAY		RENO	NV	89506
082-224-07	8240	CHIPPEWA AVE	GARFIELD L	PEARSON	8240 CHIPPEWA AVE		RENO	NV	89506
082-224-08	2225	DAKOTA WAY	DYLANA M	NEWMAN	2225 DAKOTA WAY		RENO	NV	89506
082-224-09	2235	DAKOTA WAY	DAMON M & KRISIE A	WEATHERILL	651 STEEPLECHASE CT		RENO	NV	89521
082-224-10	2245	DAKOTA WAY	MICHAEL A	OLANO et al	2245 DAKOTA WAY		RENO	NV	89506
082-224-11	2255	DAKOTA WAY	ROBERT S & TAMMY L	GEE	2255 DAKOTA WAY		RENO	NV	89506
082-224-12	2265	DAKOTA WAY	MARK S	SMILEY	2265 DAKOTA WAY		RENO	NV	89506
082-224-13	2275	DAKOTA WAY	GEORGE W & MONIQUE M	HERBST	2275 DAKOTA WAY		RENO	NV	89506
082-224-14	8205	MOHAWK LN	MICHAEL C	FENIMORE	8205 MOHAWK LN		RENO	NV	89506
082-224-15	2270	OSCEOLA CT		O'BRIEN & JOHNSON TRUST	PO BOX 20454		RENO	NV	89515
082-224-16	2260	OSCEOLA CT	LORRE A	MOYER	2260 OSCEOLA CT		RENO	NV	89506
082-224-17	2250	OSCEOLA CT	CRYSTAL D	HALLOCK	2250 OSCEOLA CT		RENO	NV	89506
082-224-18	2240	OSCEOLA CT	ROSEMARY D	LUETHJE LIVING TRUST	2240 OSCEOLA CT		RENO	NV	89506
082-224-19	2245	OSCEOLA CT	KEITH J	CURTICE et al	2245 OSCEOLA CT		RENO	NV	89506
082-224-20	2255	OSCEOLA CT	ROSS M	BAKER	2255 OSCEOLA CT		RENO	NV	89506
082-224-21	2265	OSCEOLA CT	WILLIAM G	GREEN	2265 OSCEOLA CT		RENO	NV	89506
082-224-22	2275	OSCEOLA CT	MARK D & CHRISTINE L	WEATHERILL	2235 DAKOTA WAY		RENO	NV	89506
082-225-01	8025	MOHAWK LN	JOE N & SANDRA A	BENSON	8025 MOHAWK LN		RENO	NV	89506
082-225-02	8055	MOHAWK LN	WARLITO C	PIZARRO	8115 MOHAWK LN		RENO	NV	89506
082-225-03	8085	MOHAWK LN	WARLITO C	PIZARRO	8115 MOHAWK LN		RENO	NV	89506
082-225-04	8115	MOHAWK LN	WARLITO C	PIZARRO	8115 MOHAWK LN		RENO	NV	89506
082-225-05	2280	DAKOTA WAY	MARTIN E & CANDRA S	DRUMM	2280 DAKOTA WAY		RENO	NV	89506
082-225-06	2260	DAKOTA WAY	RANDY	BUTTON	9464 SPEARHEAD WAY		RENO	NV	89506
082-225-07	2240	DAKOTA WAY	DANIEL J	ERWICK et al	2240 DAKOTA WAY		RENO	NV	89506
082-225-08	2230	DAKOTA WAY	FRITZ & ERIKA	KALMUSZAK	2230 DAKOTA WAY		RENO	NV	89506
082-225-09	2220	DAKOTA WAY	ROBERT L	MISCIAGNA	2220 DAKOTA WAY		RENO	NV	89506
082-225-10	0	CHIPPEWA AVE		HOUSING AUTHORITY CITY OF RENO	1525 E 9TH ST		RENO	NV	89512
082-226-01	2290	SENECA DR	ERIC D & BARBARA J	NOGGLES	2290 SENECA DR		RENO	NV	89506
082-226-02	2270	SENECA DR	MARY ANN	VICKNAIR	2270 SENECA DR		RENO	NV	89506
082-226-03	2250	SENECA DR	MICHAEL W & MELINDA L	BELL	PO BOX 60524		RENO	NV	89506
082-226-04	2230	SENECA DR	DANIEL L	WIGGINS	2230 SENECA DR		RENO	NV	89506
082-226-05	2210	SENECA DR	PETER E & DERISE J	WIGAND	2210 SENECA DR		RENO	NV	89506
082-231-01	8005	BLACKFOOT WAY	DOUGLAS P	NEWMAN	8005 BLACKFOOT WAY		RENO	NV	89506
082-232-01	8025	BLACKFOOT WAY	DAVID R & KATJA M	LEKTORICH	8025 BLACKFOOT WAY		RENO	NV	89506
082-232-02	8035	BLACKFOOT WAY	JAVIER & NINFA	RODRIGUEZ	10985 REDPINE RD		RENO	NV	89506
082-232-03	8055	BLACKFOOT WAY	ALVIS F JR	DAVIS TRUST	8055 BLACKFOOT WAY		RENO	NV	89506
082-232-04	8075	BLACKFOOT WAY	GARFIELD L	PEARSON	8240 CHIPPEWA AVE		RENO	NV	89506
082-232-05	8095	BLACKFOOT WAY	LARRY L	HATCHEL TRUST	2719 MOUNTAIN SPRINGS RD		RENO	NV	89519
082-232-06	8115	BLACKFOOT WAY	RICHARD S & BRITTANY L	TERRY	8115 BLACKFOOT WAY		RENO	NV	89506
082-232-07	8135	BLACKFOOT WAY	GEORGETTE	SHUDES et al	8135 BLACKFOOT WAY		RENO	NV	89506
082-232-08	8155	BLACKFOOT WAY	LOREN E & SHAUN G	NAASTAD	8155 BLACKFOOT WAY		RENO	NV	89506
082-232-09	8175	BLACKFOOT WAY	ERICA & KANIN	PRUCKSAKORN	8175 BLACKFOOT WAY		RENO	NV	89506
082-232-10	8185	BLACKFOOT WAY	KATHLEEN A	ROUBAL	8185 BLACKFOOT WAY		RENO	NV	89506
082-232-11	8195	BLACKFOOT WAY	SHARON	SUTICH FAMILY TRUST	8195 BLACKFOOT WAY		RENO	NV	89506
082-233-01	2415	MANDAN WAY	LEE J & CHRISTINE	GILBERT	2415 MANDAN WAY		RENO	NV	89506
082-233-02	2425	MANDAN WAY	DAVID J & WENDY K	FIRESTONE	2425 MANDAN WAY		RENO	NV	89506
082-234-01	2435	MANDAN WAY	KENNETH L	SWAIN et al	2435 MANDAN WAY		RENO	NV	89506
082-234-02	2445	MANDAN WAY	MATTHEW M	BASILE	2445 MANDAN WAY		RENO	NV	89506
082-235-01	8190	SENECA DR	MARCEL R	PAVELEA	8190 SENECA DR		RENO	NV	89506

082-235-02	8180	SENECA DR	ANTHONY L	KOEHLER	8180 SENECA DR		RENO	NV	89506
082-235-03	8170	SENECA DR	LEE C	BROCKMEIER	6902 SACRED CIR		SPARKS	NV	89436
082-235-04	8160	SENECA DR	GEORGE F	GEILS	8160 SENECA DR		RENO	NV	89506
082-235-05	8150	SENECA DR	DAVID W & JANICE G	MAPLES	8150 SENECA DR		RENO	NV	89506
082-235-06	8140	SENECA DR	TANYA J & JEFFREY M	MCCULLOUGH	8140 SENECA DR		RENO	NV	89506
082-235-07	8120	SENECA DR	KARINA	BAIRES-RAMOS et al	8120 SENECA DR		RENO	NV	89506
082-235-08	8110	SENECA DR		REYNOLDS FAMILY TRUST	8110 SENECA DR		RENO	NV	89506
082-235-09	8100	SENECA DR	DAVID J & RENE J	CHEVALIER	8100 SENECA DR		RENO	NV	89506
082-235-10	8070	SENECA DR	MARVIN L & JULIE C	FREEMYER	8070 SENECA DR		RENO	NV	89506
082-235-11	2490	HOPI LN	DOUGLAS L & KAYLENE	OPPERMAN	2490 HOPI LN		RENO	NV	89506
082-236-01	2515	KIOWA WAY	SEAN P	TAYLOR et al	2515 KIOWA WAY		RENO	NV	89506
082-237-01	2520	KIOWA WAY	CHERYL A & BRIAN D	WELLS	2520 KIOWA WAY		RENO	NV	89506
082-237-02	2501	HOPI CT	GREGORY S	MCCALL	2501 HOPI CT		RENO	NV	89506
082-237-03	2499	HOPI CT	G	BITZ FAMILY TRUST	2497 HOPI CT		RENO	NV	89506
082-237-04	2497	HOPI CT	G	BITZ FAMILY TRUST	2497 HOPI CT		RENO	NV	89506
082-237-05	2496	HOPI CT	CARI	LOCKETT	2496 HOPI CT		RENO	NV	89506
082-237-06	2494	HOPI CT	WILLIAM K & LORENA	PARCELL TRUST	811 LAMONT AVE	C/O DAVID PARCELL	NOVATO	CA	94945
082-237-07	2490	KIOWA WAY	JOSHUA L	PLOWMAN	2490 KIOWA WAY		RENO	NV	89506
082-237-08	2470	SENECA DR	KEVIN H	CONLEY et al	2470 SENECA DR		RENO	NV	89506
082-237-09	2460	SENECA DR	BARRY R	BRADLEY	2460 SENECA DR		RENO	NV	89506
082-237-10	2450	SENECA DR	KENNETH J & ANYA	KILLINGSWORTH	2450 SENECA DR		RENO	NV	89506
082-237-11	2440	SENECA DR	DONALD C & JOY C	ANHOLD	2440 SENECA DR		RENO	NV	89506
082-237-12	2430	SENECA DR	TOMMY L & PAMELA J	WEBB	2430 SENECA DR		RENO	NV	89506
082-237-13	2420	SENECA DR	NICHOLAS S & HEATHER N	KOSZUTH	2420 SENECA DR		RENO	NV	89506
082-237-14	2410	SENECA DR	MARK	GIAMBASTIANI	2410 SENECA DR		RENO	NV	89506
082-237-15	2400	SENECA DR	BLAINE R & PENNI	ANTHONY	2400 SENECA DR		RENO	NV	89506
082-237-16	2370	SENECA DR		HORNING FAMILY TRUST	2370 SENECA DR		RENO	NV	89506
082-237-17	8000	BLACKFOOT WAY	ROSALIE J	PELHAM LIVING TRUST	8000 BLACKFOOT WAY		RENO	NV	89506
082-238-01	2365	SENECA DR	DALE C	BRANDON et al	2365 SENECA DR		RENO	NV	89506
082-238-02	2405	SENECA DR	OLIVER G	STULL et al	2405 SENECA DR		RENO	NV	89506
082-238-03	2425	SENECA DR	JOON H & SARAH M	CHONG	2425 SENECA DR		RENO	NV	89506
082-238-04	2435	SENECA DR	R A & DEBORAH A	CHRISTENHUSZ	2435 SENECA DR		RENO	NV	89506
082-238-05	2455	SENECA DR	MARCEL W & TRACY M	ZUBER	2455 SENECA DR		RENO	NV	89506
082-238-06	2450	KIOWA WAY	DAVID R & CARMEN E	SIMONS	2450 KIOWA WAY		RENO	NV	89506
082-238-07	2430	KIOWA WAY	STEVEN M & ROEANN	CINQUINI	304 S JONES BLVD # 1796		LAS VEGAS	NV	89107
082-238-08	2420	KIOWA WAY	ROBERT J	DICHARRY	2420 KIOWA WAY		RENO	NV	89506
082-238-09	2410	KIOWA WAY	SIONE	AONGA	1325 AIRMOTIVE WAY STE 100		RENO	NV	89502
082-238-10	8040	BLACKFOOT WAY	SAM D	MITCHELL	8040 BLACKFOOT WAY		RENO	NV	89506
082-239-01	2405	KIOWA WAY	JAMIE L	LISTON SPECIAL NEEDS TRUST	70 LITTLE WEST ST # 18D	C/O DEBORAH BELEVAN TRUSTEE	NEW YORK	NY	10004
082-239-02	2417	SAUK CT	RAY & JODY	WOLFE	2417 SAUK CT		RENO	NV	89506
082-239-03	2419	SAUK CT	MELVIN D	BURROW	2419 SAUK CT		RENO	NV	89506
082-239-04	2421	SAUK CT	RICHARD M & LORETTA V	LINDGREN	2421 SAUK CT		RENO	NV	89506
082-239-05	2424	SAUK CT	RANDY L & JULIE A	CANNON	849 MAYBOLE AVE		HENDERSON	NV	89012
082-239-07	2428	SAUK CT	BILLY J & RHONDA J	ASKINS	2428 SAUK CT		RENO	NV	89506
082-239-10	8075	SENECA DR	RAYMOND L JR & MARY JO	KIVI	PO BOX 80162		RENO	NV	89506
082-239-11	8105	SENECA DR		MAVERICK SPRINGS LLC	6770 S MCCARRAN BLVD		RENO	NV	89509
082-239-13	8145	SENECA DR	FRANK III & ALEXANDRA D	CHORDAS	8145 SENECA DR		RENO	NV	89506
082-239-14	8155	SENECA DR	NICKOLAS A	WINTER	8155 SENECA DR		RENO	NV	89506
082-239-15	2440	MANDAN WAY	BRENDA G	CRISTANI et al	2440 MANDAN WAY		RENO	NV	89506
082-239-16	2430	HAIDA CT	DAVID J & WENDY K	FIRESTONE	2430 HAIDA CT		RENO	NV	89506
082-239-17	2428	HAIDA CT	LOREN D & RUTH H	HART	2428 HAIDA CT		RENO	NV	89506
082-239-18	2426	HAIDA CT	SAM E & GLENDA J	MONTELEONE	2426 HAIDA CT		RENO	NV	89506
082-239-19	2425	HAIDA CT		MCGANN CANO PROPERTIES LLC	54 N LA SENDA DR		LAGUNA BEACH	CA	92651
082-239-20	2423	HAIDA CT	MICHAEL T JR	SWANEY et al	2423 HAIDA CT		RENO	NV	89506
082-239-21	2420	MANDAN WAY	VALERIE L	PRATT	2420 MANDAN WAY		RENO	NV	89506
082-239-22	8170	BLACKFOOT WAY		LD & MD LLC LEMMON VALLEY-SPARKS SERIES	4790 CAUGHLIN PKWY # 502		RENO	NV	89519
082-239-23	8150	BLACKFOOT WAY	MARK	GREELY	PO BOX 11243		RENO	NV	89510
082-239-24	8130	BLACKFOOT WAY	WALTER & STACIE	WILLIAMSON	8130 BLACKFOOT WAY		RENO	NV	89506
082-239-25	8120	BLACKFOOT WAY	CYNDIE L	PETERSON et al	8120 BLACKFOOT WAY		RENO	NV	89506

082-239-26	8110	BLACKFOOT WAY	CYNDIE L	PETERSON et al	8110 BLACKFOOT WAY		RENO	NV	89506	
082-239-27	2426	SAUK CT	BILLY R & MELANIE B	PEREZ	2426 SAUK CT		RENO	NV	89506	
082-239-28	8115	SENECA DR	MAX A JR & SHAWNNEE J	HUGHES	8115 SENECA DR		RENO	NV	89506	
082-239-29	2430	SAUK CT	RAYMOND L JR & MARY JO	KIVI	PO BOX 60162		RENO	NV	89506	
082-262-01	125	HEINDEL RD	ANDREA	CERVANTES et al	2880 KIETZKE LN # 2		RENO	NV	89502	
082-262-02	115	HEINDEL RD	RAYMOND W	KELBCH et al	115 HEINDEL RD		RENO	NV	89506	
082-262-08	115	WALNER ST		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156		RENO	NV	89511	
082-262-09	135	WALNER ST		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156		RENO	NV	89511	
082-262-10	155	WALNER ST		WOOD FOR 3 LLC	PO BOX 33790		RENO	NV	89533	
082-262-11	157	WALNER ST	WESLEY	ATHERTON	157 WALNER ST		RENO	NV	89506	
082-262-12	165	WALNER ST	FAUSTO & LOLIS	VAZQUEZ 2003 TRUST	PO BOX 33792		RENO	NV	89533	
082-262-13	175	WALNER ST	FAUSTO & LOLIS	VAZQUEZ 2003 TRUST	PO BOX 33792		RENO	NV	89533	
082-262-14	120	MALCOLM AVE	MARIA C	RODRIGUEZ et al	120 MALCOLM AVE		RENO	NV	89506	
082-262-15	128	KENNEDY DR		HANA NEVADA CORP	4520 EAGLE MOUNTAIN DR		SPARKS	NV	89436	
082-262-16	140	MALCOLM AVE	SERGIO	MORAN	140 MALCOLM AVE		RENO	NV	89506	
082-262-19	145	HEINDEL RD	DOUGLAS	BARKER	979 MELBA DR		RENO	NV	89503	
082-262-20	135	HEINDEL RD	MERCEDES D	PALMENO	1950 WILDER ST		RENO	NV	89512	
082-262-21	100	MALCOLM AVE		HERO LAND HOLDINGS LLC	2241 HARVARD ST STE 200		SACRAMENTO	CA	95815	
082-262-22	105	WALNER ST		CANTERBURY HOMES LLC	5301 LONGLEY LN STE D-156		RENO	NV	89511	
082-262-23	9270	WALNER ST	MARYETTA & JAMES H	MILLER	795 WATSON ST		BIG PINE	CA	93513	
082-262-24	107	HEINDEL RD	ARMANDO	RODRIGUEZ	2219 PAWNEE CT		RENO	NV	89506	
082-263-02	203	KENNEDY DR	GAIL L	NEDWIED et al	203 KENNEDY DR		RENO	NV	89506	
082-263-08	185	KENNEDY DR		FERRIS LIVING TRUST	185 KENNEDY DR		RENO	NV	89506	
082-263-09	135	KENNEDY DR	KAREN	PICKENS	135 KENNEDY DR		RENO	NV	89506	
082-263-10	123	KENNEDY DR	ROSIE	HEWETT	123 KENNEDY DR		RENO	NV	89506	
082-263-15	0	N	VIRGINIA ST	JOSHUA M	MORELOS	190 S FORK DR	SUN VALLEY	NV	89433	
082-263-17	143	KENNEDY DR	DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506	
082-263-22	191	KENNEDY DR		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR		RENO	NV	89506	
082-263-26	0	KENNEDY DR		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR		RENO	NV	89506	
082-263-39	115	KENNEDY DR		MT HOPE BAPTIST CHURCH TRUST	PO BOX 5056		SPARKS	NV	89432	
082-263-42	157	KENNEDY DR	DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506	
082-263-43	9310	N	VIRGINIA ST	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR	RENO	NV	89506	
082-263-45	141	KENNEDY DR	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506	
082-263-46	9320	N	VIRGINIA ST	PERRY	SISCO	3860 SANDPIPER DR	RENO	NV	89508	
082-263-50	201	KENNEDY DR	JACQUELINE A	SUPENCHECK LIVING TRUST	201 KENNEDY DR		RENO	NV	89506	
082-263-51	0	KENNEDY DR	FRANK B & DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506	
082-263-52	147	KENNEDY DR	DOROTHY	HIGGINS et al	141 KENNEDY DR		RENO	NV	89506	
082-263-54	235	KENNEDY DR	ROBERT & DEANNA	KENNEDY	235 KENNEDY DR		RENO	NV	89506	
082-263-55	225	KENNEDY DR	SIMON	VALLES-RODRIGUEZ et al	PO BOX 4073		SPARKS	NV	89432	
082-263-56	215	KENNEDY DR	CAROLYN	PAIGE	215 KENNEDY DR		RENO	NV	89506	
082-270-26	0	N	VIRGINIA ST	ANTONIO	BAUTISTA-PEREZ	3258 SALTERN WAY	C/O MARGARITA RODRIGUEZ	SPARKS	NV	89431
082-270-27	0	UNSPECIFIED		UNITED STATES OF AMERICA	NONE		RENO	NV	00000	
082-270-36	0	N	VIRGINIA ST	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-270-37	0	N	VIRGINIA ST	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-270-38	0	N	VIRGINIA ST	ROBERT J & STACEY	THOMPSON FAMILY TRUST	9215 N VIRGINIA ST	RENO	NV	89506	
082-650-01	105	HEINDEL RD	JOSEPH J & SHARON	ADRIAN	105 HEINDEL RD		RENO	NV	89506	
082-650-02	6805	MEYERS AVE	PAUL C & LYNDA K	OTT	6805 MEYERS AVE		RENO	NV	89506	
082-650-03	6875	MEYERS AVE	TIFFANY R	MENDIETA	6875 MEYERS AVE		RENO	NV	89506	
082-650-04	0	N	VIRGINIA ST	SHERRIE A	WILKIN	110 HEINDEL RD	RENO	NV	89506	
082-650-05	0	MEYERS AVE	CHARLES W JR	HANKS	700 COUNTRY DR		FERNLEY	NV	89408	
082-650-06	0	MEYERS AVE	KIMBERLY	DAWSON	9325 N VIRGINIA ST		RENO	NV	89506	
082-650-12	0	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-14	6860	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-15	0	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	
082-650-16	9341	N	VIRGINIA ST	FERNANDO	CABRAL et al	9341 N VIRGINIA ST	RENO	NV	89506	
082-650-17	9365	N	VIRGINIA ST	DARWIN H	WARD	9365 N VIRGINIA ST	RENO	NV	89506	
082-650-18	9369	N	VIRGINIA ST	OLGA P	RUIZ-REYES et al	9369 N VIRGINIA ST	RENO	NV	89506	
082-650-19	9345	N	VIRGINIA ST	MONICA	CHAVEZ	9345 N VIRGINIA ST	RENO	NV	89506	
082-650-20	9325	N	VIRGINIA ST	KIMBERLY	DAWSON	9325 N VIRGINIA ST	RENO	NV	89506	



082-650-22	117		HEINDEL RD	MARTIN	CORIA	117 HEINDEL RD		RENO	NV	89506
082-650-23	109		HEINDEL RD	LUIS M G	PRECIADO	109 HEINDEL RD		RENO	NV	89506
082-660-01	9255	N	VIRGINIA ST		DBD MANAGEMENT LLC	PO BOX 61915		RENO	NV	89506
082-660-02	9249	N	VIRGINIA ST	DORIS B	DEVRIES LIVING TRUST	8695 AQUIFER WAY		RENO	NV	89506
082-660-03	9245	N	VIRGINIA ST	DORIS B	DEVRIES LIVING TRUST	8695 AQUIFER WAY		RENO	NV	89506
082-660-05	6535		MEYERS AVE	BRUCE G	JONES	6535 MEYERS AVE		RENO	NV	89506
082-660-06	6545		MEYERS AVE	MARCIANO & MARIA V D	RAMIREZ	8210 OPAL STATION DR		RENO	NV	89506
082-660-07	6555		MEYERS AVE	MARCIANO & MARIA V D	RAMIREZ	8210 OPAL STATION DR		RENO	NV	89506
082-660-08	120		HEINDEL RD	ULISES	GARCIA	5455 FLORA WAY		SUN VALLEY	NV	89433
082-660-09	108		HEINDEL RD		RCRB PROPERTIES LLC	PO BOX 10876	C/O JAMES R LAMAY JR MBR	RENO	NV	89510
082-660-10	110		HEINDEL RD	SHERRIE	WILKIN et al	110 HEINDEL RD		RENO	NV	89506
082-660-11	6840		MEYERS AVE	JOHN	RANGE	6840 MEYERS AVE		RENO	NV	89506
082-660-12	175		HEINDEL RD	STEVEN M	SCHWARTZ	175 HEINDEL RD		RENO	NV	89506
082-660-13	6570		MEYERS AVE	RICHARD E & HARRIET J	GRIEGO	6570 MEYERS AVE		RENO	NV	89506
082-660-14	6550		MEYERS AVE	ROSS	BROWN	6550 MEYERS AVE		RENO	NV	89506
082-660-15	6540		MEYERS AVE	ALEJANDRO	JIMENEZ et al	6540 MEYERS AVE		RENO	NV	89506
082-660-16	6520		MEYERS AVE	WAYNE D	REDMAN	6520 MEYERS AVE		RENO	NV	89506
082-660-19	106		HEINDEL RD	IRENE R	BELDING et al	9325 N VIRGINIA ST		RENO	NV	89506
082-660-23	6600		MEYERS AVE	JENNIE L	MENDIETA et al	6600 MEYERS AVE		RENO	NV	89506
082-660-26	9265	N	VIRGINIA ST	AQUEDA	VIDACA	9265 N VIRGINIA ST		RENO	NV	89506
090-040-04	9540		RED ROCK RD	JUAN	PONCE et al	9540 RED ROCK RD		RENO	NV	89508
090-040-05	0		RED ROCK RD		LIFESTYLE HOMES TND LLC	4790 CAUGHLIN PKWY # 519		RENO	NV	89519
090-040-06	0		RED ROCK RD		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512
552-142-10	300		LEMMON DR		JACKSONS FOOD STORES INC	3450 E COMMERCIAL CT		MERIDIAN	ID	83642
552-190-01	450		LEMMON DR	BRADFORD P	LARSON FAMILY TRUST	PO BOX 60873		RENO	NV	89506
552-190-02	350		LEMMON DR	GAVIN G	SILBERSCHLAG	350 LEMMON DR		RENO	NV	89506
552-190-03	330		LEMMON DR	ALAN & DEBRA	SQUAILIA TRUST	3150 ACHILLES DR		RENO	NV	89512
552-190-05	600		LEMMON DR		REINHARDT GOLL FAMILY TRUST	600 LEMMON DR		RENO	NV	89506
552-190-10	370		LEMMON DR		AUTOZONE DEVELOPMENT CORP	PO BOX 2198	C/O AUTOZONE # 4137 DEPT 8088	MEMPHIS	TN	38101-2198
552-190-11	400		LEMMON DR		REINHARDT GOLL FAMILY TRUST	400 LEMMON DR		RENO	NV	89506
552-190-12	305		BUCK DR		BRISTLEPINE PROPERTIES LLC	1544 AVOLENCIA DR		FULLERTON	CA	92835
552-190-13	0		BUCK DR		BUCK PARCELS LLC	316 CALIFORNIA AVE # 1150		RENO	NV	89509
552-190-14	0		BUCK DR		BUCK PARCELS LLC	316 CALIFORNIA AVE # 1150		RENO	NV	89509
552-190-16	340		LEMMON DR		FDM LLC	1580 HYMER AVE # 100		SPARKS	NV	89431
552-190-17	320		LEMMON DR		FDM LLC	1580 HYMER AVE # 100		SPARKS	NV	89431
552-190-18	310		LEMMON DR		DATF INC	4825 IDLEWILD DR		RENO	NV	89519
552-210-18	0		LEMMON DR		LAKES AT LEMMON VALLEY LLC	4655 LONGLEY LN STE 107		RENO	NV	89502
552-262-01	0		LEMMON DR		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-9452	SALT LAKE CITY	UT	84150
552-262-02	0		LEMMON DR		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-9452	SALT LAKE CITY	UT	84150
552-262-03	8080		LEMMON DR		CHURCH OF JESUS CHRIST OF LDS	50 E NORTH TEMPLE	C/O TAX DIV / 514-2008	SALT LAKE CITY	UT	84150
552-262-04	8105		LEMMON DR	TRAVIS & ROSEANNA	CHAMBLISS	5980 RANGE LAND RD		RENO	NV	89510
552-262-05	0		UNSPECIFIED		TRUCKEE MEADOWS WATER AUTHORITY	PO BOX 30013	ATTN LANDS DEPARTMENT	RENO	NV	89520
552-262-06	8230		LEMMON DR		SUN VALLEY CONGREGATION JEHOVAHS WITNESS	PO BOX 60342		RENO	NV	89506
552-262-07	0		LEMMON DR	LAURI D	HART	1831 HIGHWAY A1A APT 3206		INDIAN HARBOUR BEACH	FL	32937-3584
570-241-01	350		MEDGAR AVE	JOSEPH	NASO	CSP-SQ 1-EB-80	ATTN JOE NASO # AR 9737	SAN QUENTIN	CA	94974
570-241-02	352		MEDGAR AVE	ABRAHAM	SANCHEZ-ESTRADA et al	352 MEDGAR AVE		RENO	NV	89506
570-241-03	360		MEDGAR AVE	STEVEN & HELENA	WORSLEY	360 MEDGAR AVE		RENO	NV	89506
570-241-04	370		MEDGAR AVE	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-241-05	380		MEDGAR AVE	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-241-06	390		MEDGAR AVE	REX & DONNA	STOKES LIVING TRUST	390 LAKEPORT DR		SPRING CREEK	NV	89815
570-242-01	405		MEDGAR AVE	CECIL & MILDRED	WASHINGTON	405 MEDGAR AVE		RENO	NV	89506
570-242-02	385		MEDGAR AVE		PRIEN LIVING TRUST	380 WESTBROOK LN		RENO	NV	89506
570-242-03	375		MEDGAR AVE	MICHAEL D & TAMMERA A	YAU	375 MEDGAR AVE		RENO	NV	89506
570-242-04	365		MEDGAR AVE	ERNESTO A & JANE F	RAMIREZ	1175 JACK LONDON DR		VALLEJO	CA	94589
570-242-05	355		MEDGAR AVE	LISA	CABACUNGAN et al	355 MEDGAR AVE		RENO	NV	89506
570-242-06	345		MEDGAR AVE	GEORGE B	MCGINNIS et al	345 MEDGAR AVE		RENO	NV	89506
570-242-07	340		WESTBROOK LN	JUAN M	PINTOR et al	5985 BARRETT WAY		SPARKS	NV	89436
570-242-08	350		WESTBROOK LN	JAMIE	WILLIAMSON et al	350 WESTBROOK LN		RENO	NV	89506
570-242-09	360		WESTBROOK LN	ERNESTO & JANE	RAMIREZ	1175 JACK LONDON DR		VALLEJO	CA	94589

570-242-10	370	WESTBROOK LN	LULA MAE	MILLER	375 AMBERLEAF DR	VICKSBURG	MS	39180
570-242-11	380	WESTBROOK LN		PRIEN LIVING TRUST	380 WESTBROOK LN	RENO	NV	89506
570-242-12	400	WESTBROOK LN	JAMES G & JEAN M	STEWART FAMILY TRUST	PO BOX 61773	RENO	NV	89506
570-242-13	415	MEDGAR AVE	LARRY II	MONDRAGON	PO BOX 408	NASELLE	WA	98638
570-242-14	0	WESTBROOK LN	KWANGSUN	CHOE TRUST	4520 EAGLE MOUNTAIN DR	SPARKS	NV	89436
570-243-01	415	WESTBROOK LN		SAUER LIVING TRUST	12675 BUCKTHORN LN	RENO	NV	89511
570-243-02	405	WESTBROOK LN	DAVID C	GLEASON	405 WESTBROOK LN	RENO	NV	89506
570-243-03	395	WESTBROOK LN	ALBERT W	MALOSKY	395 WESTBROOK LN	RENO	NV	89506
570-243-04	385	WESTBROOK LN	MARGENE	BUFKIN et al	1520 LORENA ST	SPARKS	NV	89431
570-243-05	375	WESTBROOK LN	ROBYN & GINO	OSBORNE TRUST	375 WESTBROOK LN	RENO	NV	89506
570-243-06	365	WESTBROOK LN	JEFFIE L	TOWNSELL LIVING TRUST et al	365 WESTBROOK LN	RENO	NV	89506
570-243-07	345	WESTBROOK LN	LASZLO & GUILLERMINA	REDEI	PO BOX 34896	RENO	NV	89533
570-251-01	300	MEDGAR AVE	EDITH F	ADAMS	300 MEDGAR AVE	RENO	NV	89506
570-251-02	310	MEDGAR AVE	GENE	SWEET	310 MEDGAR AVE	RENO	NV	89506
570-251-03	320	MEDGAR AVE	STEPHEN C	WILLIAMSON	320 MEDGAR AVE	RENO	NV	89506
570-251-04	330	MEDGAR AVE	DARLENE	DOUTHIT	330 MEDGAR AVE	RENO	NV	89506
570-252-01	335	MEDGAR AVE	DEANNA S	CALDERON	PO BOX 61631	RENO	NV	89506
570-252-02	0	MEDGAR AVE		BLACK SPRINGS GENERAL IMPROVEMENT DIST	301 KENNEDY DR	RENO	NV	89506
570-252-03	325	MEDGAR AVE	CHARLES W & MERIAM G	MORRIS	325 MEDGAR AVE	RENO	NV	89506
570-252-04	315	MEDGAR AVE	CARLOS Y	GUTIERREZ-ALVARDO	315 MEDGAR AVE	RENO	NV	89506
570-252-05	305	CORETTA WAY	AUSTIN C	VILLARREAL	305 CORETTA WAY	RENO	NV	89506
570-252-06	300	WESTBROOK LN	MATTHEW A	MOORE	280 KENNEDY DR	RENO	NV	89506
570-252-07	310	WESTBROOK LN	TODD C	GREEN	310 WESTBROOK LN	RENO	NV	89506
570-252-08	320	WESTBROOK LN	JOHN D	RUBLE	209 HIDDEN VALLEY RD # C	ROYAL OAKS	CA	95076-8714
570-252-09	330	WESTBROOK LN	JOSEFINA B	CORONA	330 WESTBROOK LN	RENO	NV	89506
570-253-01	335	WESTBROOK LN	RODNEY A & KELLI L	CRAY	335 WESTBROOK LN	RENO	NV	89506
570-253-02	325	WESTBROOK LN		RAYMOND B LA DORIS REMSON LLC	39815 RANCHWOOD DR	MURRIETA	CA	92563
570-253-03	315	WESTBROOK LN		RAYMOND B LA DORIS REMSON LLC	39815 RANCHWOOD DR	MURRIETA	CA	92563
570-253-04	100	CORETTA WAY		FIRST BAPTIST CHURCH	100 CORETTA WAY	RENO	NV	89506
570-261-01	295	KENNEDY DR	THURMAN SR & MAE ELLA	CARTHEN LIVING TRUST	295 KENNEDY DR	RENO	NV	89506
570-261-02	285	KENNEDY DR	ROY L & SHELLEY	MOORE	285 KENNEDY DR	RENO	NV	89506
570-261-03	275	KENNEDY DR	BONNIE J	BLOCK et al	3750 LONDON CIR	FALLON	NV	89406
570-261-04	0	KENNEDY DR	RICHARD F & GAIL L	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-261-05	265	KENNEDY DR	RICHARD & GAIL	NEDWIED	203 KENNEDY DR	RENO	NV	89506
570-262-01	295	WESTBROOK LN	CHARLES H	JOHNSON EDUCATIONAL TRUST	295 WESTBROOK LN	RENO	NV	89506
570-262-02	275	WESTBROOK LN	WILLIAM D	MIX	275 WESTBROOK LN	RENO	NV	89506
570-262-03	265	WESTBROOK LN	GRACE M	BLAYLOCK	265 WESTBROOK LN	RENO	NV	89506
570-262-04	245	WESTBROOK LN	C ALLEN	PRICE	245 WESTBROOK LN	RENO	NV	89506
570-262-05	205	WESTBROOK LN	LOUIS D & MARIAN L	SMITH TRUST	4970 GOLDEN SPRINGS DR	RENO	NV	89509
570-262-06	201	WESTBROOK LN	JAMES S & SANDRA R	COLLINS	201 WESTBROOK LN	RENO	NV	89506
570-262-07	200	KENNEDY DR	ANTHONY J	HIGHTOWER	200 KENNEDY DR	RENO	NV	89506
570-262-08	220	KENNEDY DR	MARTIN D	HEINZ et al	220 KENNEDY DR	RENO	NV	89506
570-262-09	240	KENNEDY DR	PAUL & MARY	HOFMANN FAMILY TRUST	PO BOX 8785	RENO	NV	89507
570-262-12	260	KENNEDY DR	RAMIRO	GONZALEZ-ALVARADO	260 KENNEDY DR	RENO	NV	89506
570-262-13	280	KENNEDY DR	ROY & SHELLEY	MOORE	280 KENNEDY DR	RENO	NV	89506
570-263-01	101	WESTBROOK LN	JOSEPH & LUZMA	WALKER FAMILY TRUST	101 WESTBROOK LN	RENO	NV	89506
570-263-02	103	WESTBROOK LN	MURIS U	RUSHING	8777 SILVER SHORE DR	RENO	NV	89506
570-263-03	220	WESTBROOK LN	BERT & SHANNON	ALVIAR	220 WESTBROOK LN	RENO	NV	89506
570-263-04	226	WESTBROOK LN	JOSE G	RODRIGUEZ-LUNA et al	226 WESTBROOK LN	RENO	NV	89506
570-263-05	0	WESTBROOK LN		AMERICAN PATRIOT HOMES LLC	979 MELBA DR	RENO	NV	89503
570-263-06	260	WESTBROOK LN		AMERICAN PATRIOT HOMES LLC	979 MELBA DR	RENO	NV	89503
570-263-07	270	WESTBROOK LN	ERICA	HUFFORD et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-08	290	WESTBROOK LN	PHILLIP	OSBORNE	2184 DRAKE AVE	MERCED	CA	95348
570-263-09	219	CORETTA WAY	MARCUS	STEVENS-CORLEY	17720 PAPA BEAR CT	RENO	NV	89508
570-263-10	275	MEDGAR AVE	MARCUS	STEVENS et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-11	265	MEDGAR AVE	ARTIS H	HUNTER	PO BOX 9377	STOCKTON	CA	95208
570-263-12	235	MEDGAR AVE	MARCUS	STEVENS-CORLEY et al	17720 PAPA BEAR CT	RENO	NV	89508
570-263-13	230	MEDGAR AVE		HERO LAND HOLDINGS LLC	2241 HARVARD ST STE 200	SACRAMENTO	CA	95815
570-263-14	240	MEDGAR AVE	GLADYS	GRAHAM et al	616 SONOMA AVE	LIVERMORE	CA	94550

570-263-15	250	MEDGAR AVE	GLADYS	GRAHAM	PO BOX 65		SPARKS	NV	89432
570-263-16	260	MEDGAR AVE	FRANK & DIANE	GRAHAM	260 MEDGAR AVE		RENO	NV	89506
570-263-17	280	MEDGAR AVE		BIGHORN PRODUCTIONS LTD	5788 SIMONS DR		RENO	NV	89523
570-281-01	218	KENNEDY DR		WASHOE COUNTY	1001 E 9TH ST BLDG A	ATTN COMMUNITY SERVICES DEPT	RENO	NV	89512



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Engineering and Capital Projects**

**Attachment E**  
1001 EAST 9<sup>TH</sup> STREET **Page 57**  
RENO, NEVADA 89512  
PHONE (775) 328-3600  
FAX (775) 328.3699

Date: January 7, 2020

To: Julee Olander, Planner

From: Leo R. Vesely, P.E., Licensed Engineer

Re: Reno-Stead Corridor Joint Plan  
Master Plan Amendment WMPA19-0009 & Regulatory Zone Amendment WRZA19-0009  
APNs: all Washoe County parcels within the RSCJP

**DRAINAGE & GRADING (COUNTY CODE 110.416, 110.420, 110.421 and 110.438)**

Contact Information: Leo Vesely, P.E. (775) 328-2041

Staff has reviewed the referenced master plan and regulatory zone amendments and we see no CSD/Engineering (public works) service impacts.

**TRAFFIC AND ROADWAY (COUNTY CODE 110.436)**

Contact Information: Mitch Fink (775) 328-2050

For the specific project being developed, at the design level stage, a Traffic Impact Analysis Report may be required.

**UTILITIES (County Code 422 & Sewer Ordinance)**

Contact Information: Tim Simpson, P.E. (775) 954-4648

No comment.



**INTEGRITY**



**EFFECTIVE  
COMMUNICATION**



**QUALITY  
PUBLIC SERVICE**

**WMPA19-0009 & WRZA19-0009**

**EXHIBIT D**



**WASHOE COUNTY**  
**COMMUNITY SERVICES DEPARTMENT**  
**Regional Parks and Open Space**

*Attachment E*  
 1001 EAST 9<sup>TH</sup> STREET **Page 58**  
 RENO, NEVADA 89520-0027  
 PHONE (775) 328-3600  
 FAX (775) 328.3699

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**TO:** Julee Olander, Planner

**FROM:** Sophia Kirschenman, Park Planner

**DATE:** December 27, 2019

**SUBJECT:** Master Plan Amendment Case Number WMPA19-0009 and  
 Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead  
 Corridor Joint Plan)

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Washoe County Regional Parks and Open Space (Parks) has reviewed and prepared the following comments related to WMPA19-0009 and WRZA19-0009:

1. Two of the parcels (APNs 82-180-12 and 82-270-27) included in these amendment requests are public lands managed by the United States Forest Service. They are proposed to have a General Rural (GR) regulatory zone and a Medium Density Suburban (MDS) regulatory zone, respectively. Since they are public lands, Parks recommends that these amendments instead change the regulatory zones on these two properties to Open Space (OS).
2. APN 90-040-06 is a parcel owned by Washoe County and is part of the Regional Parks and Open Space Program (see the attached deed). Additionally, it was purchased utilizing the State of Nevada's Conservation and Resource Protection Grant Program and is therefore deed restricted to uses related to recreation, resource management and wildlife preservation. As such, Parks would like for this parcel to have an Open Space (OS) regulatory zone, rather than the proposed GR regulatory zone. This would make the regulatory zoning on this parcel consistent with the rest of the Silver Lake Open Space area.



**INTEGRITY**



**EFFECTIVE  
 COMMUNICATION**



**QUALITY  
 PUBLIC SERVICE**

**WMPA19-0009 & WRZA19-0009**

**EXHIBIT D**

**From:** [Olander, Julee](#)  
**To:** [Teresa Aquila](#)  
**Subject:** RE: CAB meeting question  
**Date:** Monday, January 13, 2020 8:32:00 AM  
**Attachments:** [RSCJP\\_Remove\\_Anal.pdf](#)  
[image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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Teresa,

Yes, this means that the Joint plan will go away. The master plan designation and zoning will be change to Washoe County standards. It is a change that shouldn't be noticeable except it will change the process and joint meetings with planning commissions and County Commissioners and City of Reno council will no longer be required. I will be bring a map of the areas that are involved to the CAB meeting tonight and will give a fuller explanation. I have attached a map showing the areas involved. Let me know if you have further questions.

Thank you,



**Julee Olander**

**Planner | Community Services Department- Planning & Building Division**

[jolander@washoecounty.us](mailto:jolander@washoecounty.us) | Office: 775.328.3627 | Fax: 775.328.6133

1001 E. Ninth St., Bldg A., Reno, NV 89512



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**From:** Teresa Aquila <tee702@aol.com>  
**Sent:** Friday, January 10, 2020 5:54 PM  
**To:** Olander, Julee <JOlander@washoecounty.us>  
**Subject:** CAB meeting question

**[NOTICE: This message originated outside of Washoe County -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]**

Hi Julee,

I am one of the NVCAB board members and was wondering if you could define the following agenda item.

**Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment WRZA19-0009 (Reno-Stead Corridor Joint Plan**

What will this do to the existing zoning, and where are these parcels located? Does this mean that there will no longer be a Joint Master Plan?

Respectfully,

Teresa M. Aquila  
NVCAB  
775-772-8729

Sent from [Mail](#) for Windows 10

From : Gary Feero  
8275 Chippewa Ave  
Horizon Hills  
Reno , NV 89506

To : Washoe County Planning Commission  
1001 E Ninth St BLDG A  
Reno , NV 89512

January 23 , 2020

RE: WMPA 19-0009 & WRZA 19-0009  
(Reno-Stead Corridor Joint Plan )

Dear Planning Commissioners ,

I am writing to urge the Planning Commission not to end the Joint Corridor Plan . That action will harm all existing developed land of Washoe County (Washoe) in or near corridor . If sunset will cause them to suffer City of Reno (Reno) disrespectful planning tactics .

The idea for the Joint Planning came about when in the 1990's City of Reno thirst for tax dollar saw Reno offer annexation of land parcel sizes much smaller than Washoe one acre and up. Also gaint warehouse complex across the fence from county residenial Washoe neighborhoods . Washoe had the majority of vacant land then with small island of Stead .

Washoe's Planning had determine that the Lemmon Valley aquifer could barely support water or sewer for that density let alone public infurstuctrue and community services .



Sadly Reno launched into vast annexation to fill (and beyond ) Reno's land bridge to connect the island of Stead . In doing so Reno showed no respect for Washoe resident communities .

Sadly that action by Reno toward Washoe exiting community continues to this day . This is one main reason not to sunset the corridor because Washoe community gets a voice .

One of the benefits for existing Washoe Communities in the joint plan area is adjacency . That assured those neighborhood would see development across the fence mirrored their land use or offset with a buffer .

Then there are the loss of land use that existed when property was purchased . The example in Horizon Hills the whole subdivision is half acre horse property that now will be made one third acre suburban . That action goes against the adjacency that would allow smaller across the fence .

At the North Valleys CAB there as public comment that Reno is planning to place tiit up warehouse 50 feet off east side back fence of Horizon Hill subdivision .

The Reno-Stead Corridor was expected to sunset with build out . But we are far from build out and as mentioned Reno stillis practicing unfair planning toward Washoe . Greed still is Reno's action in North Valleys plan area . One example that because parcels that touch N Virginia they are allowed 24/7 industrail use. That change was sloely Reno action that never got anounced Jiont hearing of jiont planning aera which Washoe nieghbors got to comment .

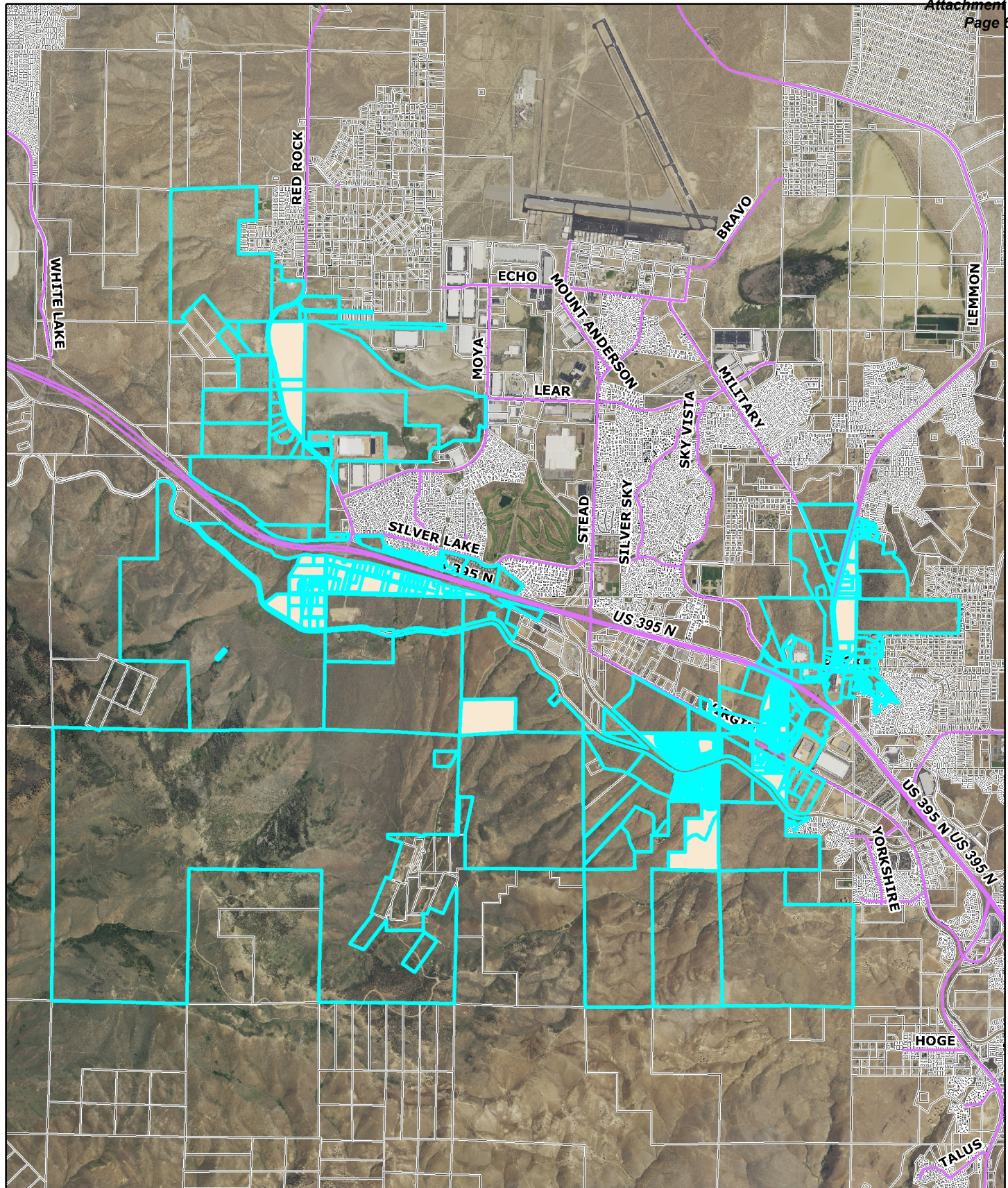
In the corridor plan services needed to bulild out were identified ! Most of the identified needs remain unmeet . We currently see a flooded dry lake and stealing fire stations as a couple of Jiont

Plan still unmeet 20 years on . Sunset allows to wash hands of long list of needed work to complete Joint Plan passage agreed to.

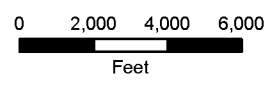
The map shown to NVCAB only showed three areas that were supposedly only impacted but failed to show full Reno-Stead Corridor .

So this is why that I urge your Commission to stand with Washoe's North Valley to keep the plan until a jointly planned build out of Plan Area .

Gary Feero  
(775) 677 2555



WMPA19-0009 & WRZA19-0009  
 Reno-Stead Joint Corridor Plan  
 Noticing Map- 750 feet from Plan areas



Community Services  
 Department

**WASHOE COUNTY  
 NEVADA**

1001 E Ninth St  
 Reno, Nevada 89512 (775) 328-3600



# WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

## Planning Commission Members

Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson  
Trevor Lloyd, Secretary

Tuesday, February 4, 2020  
6:30 p.m.

Washoe County Commission Chambers  
1001 East Ninth Street  
Reno, NV

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The Washoe County Planning Commission met in a scheduled session on Tuesday, February 4, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

### 1. \*Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair  
Francine Donshick, Vice Chair  
James Barnes  
Thomas B. Bruce  
Sarah Chvilicek  
Kate S. Nelson

Staff present: Roger Pelham, Senior Planner, (Acting Secretary), Planning and Building  
Eric Young, Senior Planner, Planning and Building  
Chris Bronczyk, Planner, Planning and Building  
Dan Cahalane, Planner, Planning and Building  
Julee Olander, Planner, Planning and Building  
Nathan Edwards, Deputy District Attorney, District Attorney's Office  
Katy Stark, Recording Secretary, Planning and Building  
Donna Fagan, Office Support Specialist, Planning and Building

### 2. \*Pledge of Allegiance

Commissioner Barnes led the pledge to the flag.

### 3. \*Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

### 4. \*Appeal Procedure

Secretary Pelham recited the appeal procedure for items heard before the Planning Commission.

## 5. \*General Public Comment and Discussion Thereof

Chair Chesney opened the Public Comment period.

Ronda Tycer, Incline Village resident, spoke about community character as referenced in the Tahoe plan. The purpose is to implement the planning concepts contained in TRPA in a manner consistent with vision created by the community throughout the development of the plan. Referenced is an appendix C, which was to include various documents, but it's missing from the plan. She read a prepared statement of those documents. Neither was the summary from Pathway 2020 workshops or 2020 rural development are quoted in this statement. She said the first statement is true; community character is not significantly different than what was planned. However, the second statement, establishing new opportunities for tourism with recreation in a natural outdoor setting, appears nowhere in the documents. The statement was created by Mr. Young. It should be removed from the plan so future readers aren't misled. TRPA and Washoe County keep promoting tourism at the expense of resident character. We want to save it from over tourism.

Carol Black, Incline Village resident, said she provided copies in an email. She spoke about the area plan and short-term rentals. She quoted a Boeing employee during AirMax discussion, "nothing we do is so important that its worth hurting someone," which is an important concept. She said we don't want another Paradise fire with lack of preparation and evacuation plan. We need your support. Tourism is important and so are the residents. She said she has concerns about the plan. There is a huge amount of materials provided in the last minute. She said she thinks there are gaps. She said there were study sessions conducted during an area plan update in the other town she lived in. She suggested delaying approval of the document. She said you won't get robust feedback with last-minute submissions. The proposal is misleading. She said there is inadequate occupancy. It doesn't meet the requirements. She said there is not a District 1 representative on the board. She said she has data to support her information and would be available to review it with them at a later date. This is a huge undertaking.

Alexandra Profant said she submitted an application for the District 1 seat. She provided copies for everyone. She reiterated what Ms. Black said. She said she was chair and co-chair of Pathways 2020, Advisory committee, facilitated by TRPA with multiple agencies involved. It's the most complex planning region. Under 106, we have a right to be heard by a local government. We learned state preservation office that TRPA serves as our local government. There is a lot of complexity jurisdictionally. Most of us aren't against development in Nevada. However, in this area, we have rich history relative to our nation. When we do our historical resources survey, we will out compete many other regions. There is an overlay with zoning regulations and emergency management planning. Currently, there is no fire Marshall for the State. The NLTFPD serve us, there is commingling of services which include the fire Marshall. They have done investigations regarding the fires with short term rentals in Incline Village.

With no further public comment, Chair Cheney closed the public comment period.

## 6. Approval of Agenda

In accordance with the Open Meeting Law, Vice Chair Donshick moved to approve the agenda for the Tuesday, February 4, 2020 meeting as written. Commissioner Chvilicek seconded the motion, which passed unanimously with a vote of six for, none against.

## 7. Approval of January 7, 2020 Draft Minutes

Vice Chair Donshick moved to approve the minutes for the January 7, 2020, Planning Commission meeting as written. Commissioner Nelson seconded the motion, which passed

unanimously with a vote of six for, none against.

## 8. Planning Items

**A. Possible action to approve a resolution of Appreciation of Service for Philip Horan and to authorize the Chair to sign the resolution on behalf of the Planning Commission.** Phil Horan was unable to attend. This item was rescheduled for March 3, 2020.

## 9. Public Hearings

**A. Special Use Permit Case Number WSUP19-0030 (A Dog's Life)** – For possible action, hearing, and discussion to approve a special use permit to operate a Commercial Kennel. Commercial kennels refers to kennel services for dogs, cats and similar animals. Typical uses include commercial animal breeding with four (4) or more animals (dogs), boarding kennels, pet motels, or dog training centers. Commercial kennels require a parcel size minimum of two-and-one-half (2.5) acres regardless of the regulatory zone within which it is located. The project site will consist of a 20,000 square foot building, associated landscaping and parking. In addition to the commercial kennel, this project will also include a grooming and pet supply store and a construction sales and services operation that will function as materials storage and a takeoff point for a contractor. Fifteen thousand square feet of the building is planned to function as the commercial kennel with boarding and doggie daycare; two thousand square feet of the building will function as retail in the form of a grooming and pet supply store; three thousand square feet will function as the construction sales and services operation. Both the pet supply store and construction sales and services uses are allowed without a special use permit and are incidental to the operation of the commercial kennel. Lastly, the special use permit also includes grading of an area over 1 acre on a parcel smaller than 6 acres in size.

- Applicant/Property Owner: Dixie D. May Trust
- Location: Corner of Ingenuity and Pyramid Highway
- Assessor's Parcel Number: 530-492-01
- Parcel Size: 2.75 Acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 810, Special Use Permit
- Commission District: 4 – Commissioner Hartung
- Prepared by: Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3612
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us)

Chair Chesney called for Commissioner disclosures. Commissioner Nelson disclosed that the company that she works for, JP engineering, supplied lighting for this site. Commissioner Nelson recused herself. There were no other disclosures by the Commissioners.

Chris Bronczyk, Washoe County Planner, provided a staff presentation.

Commissioner Bruce said he is concerned with the turn off of Pyramid Highway and the traffic. He noted the primary traffic is heading south in the morning. Mr. Bronczyk stated this application was submitted for review to NDOT and they had no concerns. Commissioner Bruce asked about

the traffic they expect to have with 100 animals/cages. Mr. Bronczyk said the applicant submitted a traffic study which does not trigger a full traffic study with 80 ADT threshold.

In regard to the other services allowed on the property by right, Commissioner Chvilicek asked why they need a special use permit. Mr. Bronczyk said he included those other uses in order to provide full disclosure to understand what is happening at that site. DDA Edwards said the SUP tonight is just for the kennel.

Dave Snelgrove, CFA, Applicant Representative, provided a presentation.

There were no requests for public comment. Chair Chesney closed the public comment period.

**MOTION:** Commissioner Chvilicek moved 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 approve, with the conditions included as Exhibit A in the staff report, Special Use Permit Case Number WSUP19-0030 for Dixie D. May Trust, having made all five findings in accordance with Washoe County Code Section 110.810.30.

1. Consistency. That the proposed use is consistent with the action programs, policies, standards and maps of the Master Plan and the Spanish Springs Area Plan;
2. Improvements. That adequate utilities, roadway improvements, sanitation, water supply, drainage, and other necessary facilities have been provided, the proposed improvements are properly related to existing and proposed roadways, and an adequate public facilities determination has been made in accordance with Division Seven;
3. Site Suitability. That the site is physically suitable for a commercial kennel and contractors office, and for the intensity of such a development;
4. Issuance Not Detrimental. That issuance of the permit will not be significantly detrimental to the public health, safety or welfare; injurious to the property or improvements of adjacent properties; or detrimental to the character of the surrounding area;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

The motion was seconded by Commissioner Bruce and passed unanimously with a vote of five for, none against (Commissioner Nelson had recused herself).

Commissioner Nelson returned to the meeting.

**B. Abandonment Case Number WAB19-0003 (Cooper Easement)** – For possible action, hearing, and discussion to approve abandoning a portion of the access and utility easement bulb, located in the southwestern corner of the subject parcel, in order to create a non-constrained buildable area.

**AND**

**Variance Case Number WPVAR19-0003 (Cooper Variance)** – For possible action, hearing, and discussion to approve a variance of the setbacks located on the relocated easement per WAB19-0003. The required setbacks are 30 feet front and rear, and 50 feet for the side yards. The variance request is for a zero (0) feet for the front yard setback off the relocated access easement, and a ten (10) foot side yard setback on the western property line.

- Applicant/Property Owner: Jimmy and Marianna Cooper
- Location: 0 El Molino Drive
- Assessor's Parcel Number: 076-381-64
- Parcel Size: 10 acres
- Master Plan Category: Rural (R)
- Regulatory Zone: General Rural (GR)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 806, Vacations and Abandonments of Streets and Easements and Article 804, Variances
- Commission District: 4 – Commissioner Hartung
- Prepared by: Dan Cahalane, Planner and Chris Bronczyk, Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3628 (Dan); 775.328.3612 (Chris)
- E-Mail: [cbronczyk@washoecounty.us](mailto:cbronczyk@washoecounty.us) and  
[dcahalane@washoecounty.us](mailto:dcahalane@washoecounty.us)

Chair Chesney called for Commissioner disclosures. Commissioner Bruce stated he visited the location. There were no other disclosures by the Commissioners.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

Ryan Switzer, Applicant Representative/civil engineer, was available to answer questions and stated the applicant supported staff's recommendation.

Public comment:

Larry Cooper referenced a slide and said the yellow square is the property in consideration. He showed where his property was in regard to the subject property. He said the applicant wants to have zero setback on the property line. They have to stop at the utility easement which is in his backyard. He said he bought his property to be away from neighbors. He hopes this is turned down; he doesn't want a property next to him. He said he likes his space.

Brenna Smith showed on the map where her property is located. She showed the proposed abandoned easement which currently allows her to access the backside of her property. She said if the easement goes away, she doesn't know how she will access the backside of her property.

Steve Tischler stated he lives near the subject property but was speaking on behalf of another neighbor who couldn't attend who lives to the west of the subject property. He said his neighbor will be affected the most. This subject property sits 160 feet above his neighbor's house. If they build a two-story house, it will tower over the neighbor's house. He provided the background story of the property. He used the overhead to show a map of a property, and the proposed bulb. He spoke about an underground power line that dissects the bulb. (Not speaking into the microphone). He spoke about the steep topography. He said the bulb is for safety and access for fire trucks. He said what is being proposed is a safety hazard. He spoke about a fire that went through that area.

There were no more requests for public comment.



Commissioner Bruce asked if NV power line is a big line in regard to capacity. Mr. Cahalane said there is a 10-foot public utility access which won't be affected by the change the bulb to hammerhead. Mr. Cahalane spoke about the abandonment detail with the turnaround. The easement for electrical supply line is 10 feet; they won't be able to build there. He stated staff is recommending denial of the variance, so the side backs would remain 30 feet and won't be affected.

Commissioner Nelson requested clarification if the 10-foot easement is utility. Mr. Cahalane said that won't be affected. He said we are just looking at the access easement turn around. In response to her question, he said the other neighbor is not landlocked.

#### **Abandonment Case Number WAB19-0003 (Cooper Easement)**

**MOTION:** Vice Chair Donshick moved 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 approve, with the conditions included as Exhibit A in the staff report, Abandonment Case Number WAB19-0003 for Cooper, having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan, and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Bruce seconded the motion, which passed unanimously with a vote of six for, none against.

#### **Variance Case Number WPVAR19-0003 (Cooper Variance)**

**MOTION:** Vice Chair Donshick moved 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 deny Variance Case Number WPVAR19-0003 for Cooper, having been unable to make all five required findings in accordance with Washoe County Development Code Section 110.804.25:

1. Special Circumstances. Because of the special circumstances applicable to the property, including exceptional narrowness, shallowness or shape of the specific piece of property; exceptional topographic conditions; extraordinary and exceptional situation or condition of the property and/or location of surroundings; the strict application of the regulation results in exceptional and undue hardships upon the owner of the property;
2. No Detriment. The relief will not create a substantial detriment to the public good, substantially impair affected natural resources or impair the intent and purpose of the Development Code or applicable policies under which the variance is granted;
3. No Special Privileges. The granting of the variance will not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and the identical regulatory zone in which the property is situated;

4. Use Authorized. The variance will not authorize a use or activity which is not otherwise expressly authorized by the regulation governing the parcel of property;
5. Effect on a Military Installation. Issuance of the permit will not have a detrimental effect on the location, purpose or mission of the military installation.

Commissioner Bruce seconded the motion for denial, which passed unanimously with a vote of six for, none against.

**C. Master Plan Amendment Case Number WMPA19-0007, Regulatory Zone Amendment Case Number WRZA19-0007, and Development Code Amendment Case Number WDCA19-0007 (Tahoe Area Plan Updates)**

Possible action at the Planning Commission to adopt amendments to the following:

- 1) The Washoe County Code (WCC) at Chapter 110, Development Code, Article 220, Tahoe Area, commonly referred to as the Tahoe Area Modifiers;
- 2) The Washoe County Code (WCC) at Chapter 110, Development Code, adding Article 220.1 Tahoe Area Design Standards;
- 3) The Washoe County Master Plan, Volume 2, Tahoe Area Plan, including changes to the goals, policies and maps; and
- 4) The Tahoe Area Regulatory Zone map.

These amendments are meant to ensure the conformance of Washoe County's plans with the 2012 Regional Plan adopted by the Tahoe Regional Planning Agency (TRPA), including but not limited to the following:

- A. Adopting the TRPA's permissible uses set forth in TRPA Regional Plan Chapter 21 *Permissible Uses* in lieu of Washoe County's allowed uses set forth in article 302 of the Washoe County Development Code;
- B. Adopting Design Standards that are in conformance with the requirements set forth in TRPA Regional Plan Chapters 13 *Area Plans* and 36 *Design Standards*;
- C. Adopting development standards that are consistent with the developments standards set forth in the TRPA Regional Plan;
- D. Adopting TRPA's Master Plan land use categories in lieu of Washoe County's Master Plan land use categories set forth in Article 106 of the Washoe County Development Code;
- E. Adopting neighborhood plans utilizing the boundaries and allowed uses of TRPA's plan area statements and community plans in lieu of Washoe County's regulatory zones set forth in Article 106 of the Washoe County Development Code;
- F. Adopting Goals and Policies for the following TRPA required subjects: Land Use, Transportation, Conservation, Public Services and Facilities, Recreation, and Implementation;
- G. Adopting TRPA's implementing plans by reference when necessary, including but not limited to portions of the TRPA Code of Ordinances and the Shore Zone plan; and,
- H. Adopting other matters necessarily connected therewith and pertaining thereto.

- Applicant: Washoe County
- Location: Tahoe Planning Area, i.e. all of Washoe County's jurisdiction inside the Tahoe Basin
- Assessor's Parcel Numbers: All parcels within the Tahoe Area Plan
- Area Plan: Tahoe
- Citizen Advisory Board: Incline Village/Crystal Bay CAB

- Development Code: Authorized in Article 818, *Amendment of Development Code*, Article 820, *Amendment of Master Plan*, and Article 821, *Amendment of Regulatory Zone*
- Commission District: 1 – Commissioner Berkbigler
- Prepared by: Eric Young, Senior Planner  
Washoe County Community Services Department  
Planning and Building Division
- Phone: 775.328.3613
- E-Mail: [eyoung@washoecounty.us](mailto:eyoung@washoecounty.us)

Chair Chesney called for Commissioner disclosures. There were no disclosures by the Commissioners.

Eric Young, Senior Planner, introduced Michael Conger from TRPA.

Michael Conger, Senior Planner with TRPA, provided an alternative PowerPoint presentation.

Eric Young, Washoe County Senior Planner, provided a staff presentation.

Mr. Young requested that the development code motion include expanded memory care and other assisted living facility.

Commission Chvilicek inquired about page numbers and a glossary. Mr. Young said he wasn't sure if the Commission was going to ask for changes. He added that pagination is laborious and time consuming. The glossary is not required. The table of contents will be established. Commissioner Chvilicek noted it was hard to find things.

Public comment:

Alexandra Profant, Incline Village resident, submitted an application for the District 1 seat. She said she spoke on behalf of others from Incline. Once they hear that there could be a vote on this without a District 1 seat, there may be an appeal and enormous liability like there has been in the past due to the TRPA ignoring law. She spoke about historical preservation and view corridor standards. This region has enormous rich architectural history. Owner occupancy and transient occupancy must be protected. She asked for this to be tabled or denied.

With no further requests for public comment, Chair Chesney closed the public comment period.

Commissioner Bruce thanked staff for their effort. He said he has some problems and reluctance. He said it's coalescing, not coalesced. These are huge changes. He said he has a hard time approving without safeguards.

Commissioner Chvilicek asked counsel regarding the Commission body as a whole. DDA Edwards advised this Commission is not bound by one District's representative. You are appointed by Districts at large. In regard to a District 1 seat, DDA Edwards said you are free to continue, as it's agendaized as an action item.

Mr. Young said he appreciated Commissioner Bruce's comments. He said it's a lot of information and a big change; however, land use doesn't change. He said there is a lot that doesn't change. In response to Commissioner Bruce's statement, he requested feedback and direction. He said the safe-guard or backstop he proposes is once we get this started and find the little things that don't work, we would bring it back and ask this Commission to approve changes. Mr. Young said

if that is not sufficient, then please provide direction and we would be happy to do it. Staff is willing to give this a shot. He added there has been in-house training for staff regarding this plan. The community has heard about it for years, and this specific plan for many months. He said they have received comments. He said if it doesn't work, then we will come back to ask you to help us to fix it.

Chair Chesney said this is an excellent starting point. Commissioner Chvilicek complimented staff on their work. She said no matter how new the ink is, it can be reviewed and amended. Vice Chair Donshick commended Eric and staff. She added the detail is extreme. This has had many entities involved. This said this is one of the most extensive she has seen.

DDA Edwards stated that regardless of the action tonight, nothing is approved for final. The master plan goes to the County Commission, then to Regional Planning for conformance, which could be challenged at the governing board. The zoning changes have to go to the County Commission. Zoning and Ordinances are part of the package. There will be more opportunity for the public to speak and provide feedback. He wanted to remind the Commission that this isn't the end.

### **Master Plan Amendment Case Number WMPA19-0007 (Tahoe Area Plan)**

**MOTION:** Vice Chair Donshick moved 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 Master Plan Amendment Case Number WMPA19-0007, per the resolution included as Exhibit B, having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). She further moved to certify the resolution and the proposed Master Plan Amendment in WMPA19-0007 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.
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.

### Regulatory Zone Amendment Case Number WRZA19-0007 (Tahoe Area Plan)

**MOTION:** Vice Chair Donshick moved that after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit C, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0007 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). She further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0007 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 not result in land uses which are incompatible 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 identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### Development Code Amendment Case Number WDCA19-0007 (Tahoe Area Plan)

**MOTION:** Vice Chair Donshick moved that after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit D, recommending adoption of Development Code Amendment Case Number WDCA19-0007 having made all of the following findings in accordance with Washoe County Development Code Section 110.821.15(d). She further moved to certify the resolution and the proposed Development Code Amendment in WDCA19-0007 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 Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan.
2. Promotes the Purpose of the Development Code. 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.

3. Response to Changed Conditions. 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.
4. No Adverse Effects. 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 motions were seconded by Commissioner Chvilicek. DDA Edwards requested a review of an item prior to vote. He noted, to clarify, references to Regional Planning is TRPA, not Truckee Meadows Regional Planning. Mr. Young asked if the motion for the development code could include his suggestions to expand it from memory care to assisted living. Vice Chair Donshick accepted the amended motion. Commissioner Chvilicek accepted amended motion. The motion passed with a vote of five for, with one against. Commissioner Bruce was opposed.

The Commission took a brief recess at 8:40 p.m. and reconvened at 8:47 p.m.

**D. Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead Corridor Joint Plan) – For possible action, hearing, and discussion:**

- (1) Adopt a master plan amendment to the North Valleys Area Plan, a component of the Washoe County Master Plan, to remove all references of the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all existing RSCJP master plan land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) & Low Density Suburban/Rural Residential (LDS/RR) to Washoe County master plan category of Suburban Residential (SR); from RSCJP designated High Density Rural (HDR) to Washoe County master plan category of Rural Residential (RR); from RSCJP designated General Rural (GR) to Washoe County master plan category of Rural (R); from RSCJP designated General Commercial (GC) to Washoe County master plan category of Commercial (C); and from RSCJP designated Public & Semi-Public Facilities (PSP) and RSCJP designated Parks and Recreation (PR) to Washoe County master plan category of Open Space (OS). If approved, authorize the chair of the Washoe County Planning Commission and to forward their recommendation on to the Washoe County Commission for possible approval; and
- (2) Subject to final approval and adoption of the associated master plan amendment and a finding of conformance with the 2019 Truckee Meadows Regional Plan, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, changing all existing RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from RSCJP designated Medium Density Suburban/Suburban Residential (MDS/SR) to Washoe County regulatory zoning of Medium Density Suburban (MDS-3 dwelling units/acre); from RSCJP designated Low Density Suburban/Rural Residential (LDS/RR) to Washoe County regulatory zoning of Low Density Suburban (LDS- 1 dwelling unit/acre); from RSCJP designated High Density Rural (HDR) to Washoe County regulatory zoning of High Density Rural (HDR-1 dwelling unit/2 acres); from RSCJP designated General Rural (GR) to Washoe County regulatory

zoning of General Rural (GR-1 dwelling unit/40 acres); from RSCJP designated General Commercial (GC) to Washoe County regulatory zoning of General Commercial (GC); from RSCJP designated Public and Semi-Public Facilities (PSP) to Washoe County regulatory zoning of Public and Semi-Public Facilities (PSP); and from RSCJP designated Parks and Recreation (PR) to Washoe County regulatory zoning of Parks and Recreation (PR). If approved, authorize the chair to sign a resolution to this effect.

- Applicant: Washoe County
- Property Owners/Parcel Numbers: See Exhibit C, for information for all 416 parcels
- Location: Reno-Stead Corridor Joint Plan (RSCJP) is location in various areas along portions of US-395, North Virginia Street, Red Rock Road, Lemmon Drive, & Seneca Drive (Horizon Hills)
- Total Acreage of Parcels: 734.85 acres
- Existing Master Plan Categories: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR)
- Proposed Master Plan Categories: Suburban Residential (SR), Rural (R), Rural Residential (RR), Commercial (C), and Open Space (OS)
- Existing Regulatory Zones: Medium Density Suburban/Suburban Residential (MDS/SR), Low Density Suburban/Rural Residential (LDS/RR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR)
- Proposed Regulatory Zones: Medium Density Suburban (MDS), Low Density Suburban (LDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), or Parks and Recreation (PR)
- Area Plan: North Valleys Area Plan
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 820, Amendment of Master Plan and Article 821, Amendment of Regulatory Zone
- Commission District: 5 – Commissioner Herman
- Prepared by: Julee Olander, Planner  
Washoe County Community Services  
Department  
Planning and Building Division
- Phone: 775.328.3627
- E-Mail: [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

Chair Chesney called for Commissioner disclosures. There were no disclosures by the Commissioners.

Julee Olander, Washoe County Planner, provided a staff presentation.

Vice Chair Donshick stated the new 2019 TMRPA removed joint corridor plan, so it doesn't exist anymore. Ms. Olander said NRS 278.0284 lays out how a joint plan is designated. It needs to be done by regional planning agency. It came about after a discussion if it was needed, and it was decided it wasn't needed. If regional planning doesn't have it in its plan, then it doesn't have a place to live anymore.

Public comment:

Ray Lake noted it's not that we don't necessarily trust the County, it's we don't trust the City of Reno. He said he attended January 13<sup>th</sup> meeting and wasn't convinced that this needs to go away. He said he believes both agencies need to represent the property owners. The purpose of this that there should be an agreement. There are still issues in North Valleys under the purview of the plan. He said we have one Commissioner that stands up for the people in the North Valley. It takes more than just the City annexing a piece of the property and do what they please. City of Reno lets the developments go on through. The joint corridor plan should remain.

Patrick Shea, Golden Valley resident, he said he is the Chair of the North Valleys CAB. He said we voted to deny. He said he enjoyed this presentation tonight. He said presentation was different than what the CAB meeting. He said removing Washoe County from the corridor agreement will impact North Valleys. He spoke about developments that got denied by Washoe County and annexed into Reno and approved. He spoke about massive warehouses with impermeable surfaces which creates runoff into Swan Lake. NV CAB meeting residents expressed opposition to this proposal. We have no voice with City of Reno. He is asking the Commission to deny it to maintain a voice in joint corridor. By having a joint corridor plan, both county and city residents can speak regarding a project. He said he would extend it.

With no further public, Chair Chesney closed the public comment period.

Commissioner Chvilicek stated she has been a Regional Planning member and been involved with the joint corridor plan. She said there are very few parcels that fall under the plan because of the annexations. In response to Commissioner Chvilicek's question, Ms. Olander confirmed there aren't a lot of parcels left. She showed a few pockets on the map. She added NRS doesn't give direction on how to sunset a plan. The plan is no longer sited in the regional plan; there is no longer a mechanism to maintain the joint plan. Commissioner Chvilicek said prior to joint plan being pulled from 2019 plan, Reno and Washoe County staff agreed that the joint plan no longer serve its original intent. Mr. Pelham agreed, and noted both staffs agreed to sunset the plan. He said the parcels in the joint plan are not continuous parcels but checkered.

Commissioner Chvilicek said she represents Washoe County in Regional Plan which was approved in 2019 by all entities. She asked if she is allowed to make a motion. DDA Edwards said it's common for Commissions to sit on other boards in multiple capacities. He advised she isn't limited from participating just because she serves on the regional planning agency.

#### **Master Plan Amendment Case Number WMPA19-0009 (Reno-Stead Corridor Joint Plan)**

**MOTION:** Commissioner Chvilicek moved 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 to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA19-0009 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d) and the required North Valleys Area Plan finding. She further moved to certify the



resolution and the proposed Master Plan Amendments in WMPA19-0009 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.

***Washoe County Development 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.

***North Valley Area Plan Required Finding***

Goal Twenty: Amendments to the North Valleys Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the North Valleys Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

**Regulatory Zone Amendment Case Number WRZA19-0009 (Reno-Stead Corridor Joint Plan)**

**MOTION:** Commissioner Chvilicek moved 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 included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA19-0009, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). She further moved to certify the resolution and the proposed Regulatory Zone Amendment in WRZA19-0009 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 Washoe County Planning Commission.

**Washoe County Development Code Section 110.821.35 Regulatory Zone 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; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation.

Commissioner Bruce seconded the motion, which passed unanimously with a vote of six for, none against.

**10. Planning Items**

**A. For possible action to designate a Planning Commissioner to sit on the RRIF/GAM Technical Advisory Committee** – Regional Transportation Commission (RTC) is looking for a volunteer from the Planning Commission to sit on the Regional Road Impact Fee (RRIF)/General Administrative Manual (GAM) Technical Advisory Committee (TAC) – The purpose of the RRIF/GAM TAC is to review and recommend any modifications, additions, or updates to be made to the RRIF GAM and Capital Improvements Plan (CIP). The RRIF/GAM TAC typically meets on an as needed basis. – Trevor Lloyd, Planning Manager, Washoe County Community Services Department, Planning and Building Division

Commissioner Chesney volunteered to sit on the Regional Road Impact Fee (RRIF)/General Administrative Manual (GAM) Technical Advisory Committee (TAC).

**MOTION:** Commissioner Chvilicek moved to appoint Chair Chesney to sit on the advisory committee. The nomination was seconded By Vice Chair Donshick. The motion passed unanimously with a vote of six for, none against.

Public comment:

Alexandra Profant stated she wanted this tabled until the District 1 seat was filled just in case that person would have been interested. She said there is a report of heritage corridors provided by architect institute called AIA report done for this region in 2006; it's comprehensive and informative. She recommended the Commissioners visit that report on the Tahoe Foundation website. She highly recommended visiting that document as it's important for this region.

DDA Edwards advised the Commissioners to recast their vote.

**MOTION:** Commissioner Chvilicek moved to appoint Larry Chesney to sit on the Regional Road Impact Fee/General Administrative Manual Technical Advisory Committee. Vice Chair Donshick seconded the motion, which passed unanimously with a vote of six for, none against.

#### **11. Chair and Commission Items**

\*A. Future agenda items - Chair Chesney stated he would like a presentation on the County's land acquisition plan for March.

\*B. Requests for information from staff - none

#### **12. Director's and Legal Counsel's Items**

\*A. Report on previous Planning Commission items - none

\*B. Legal information and updates - none

#### **13. \*General Public Comment and Discussion Thereof**

Alexandra Profant thanked the board for listening. She said she is passionate about preserving the home she loves which is Nevada and spent many years spending time aboard that teaches preservation planning and architecture conservation to bring back her knowledge. She said it's difficult because rural areas mean a lot of people don't live here and we must wear a lot of hats. She said she has been called an activist. She said she has done this in volunteer capacity for many years. She said as a foundation director, she is hoping to create community curriculum with community management planner to present to you. The topic of preservation planning is broad and deep. She said what gives her anxiety is the enormous advantages if locals establish criterion standard with the owner occupancy. With the short-term rental issue before us, issues that preservation planning looks at land use conversions from residential to commercial. Real estate trusts were vehicles created by preservation planners to incentives development. Anyone can own property collectively with real estate investment trusts. It's a corporate person. Tax incentives ultimately get realize to develop the project and forces the owners out and it has to be rented to be commercial in order to be held in trust. The whole region can be owned collectively. Only way to have control is to take a step forward and own that criterion standard and create protective privacy zone standard for owners to protect property as natural persons in regional plan in our state. She said it's interesting to hear about north valleys; heritage court can create and compete with funding and funding mechanism to us.

With no further requests for public comment, Chair Chesney closed the public comment period.

#### **14. Adjournment**

With no further business scheduled before the Planning Commission, the meeting adjourned at 9:27 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on March 3, 2020

A handwritten signature in black ink, appearing to read "Trevor Lloyd", written over a horizontal line.

Trevor Lloyd  
Secretary to the Planning Commission



## NORTH VALLEYS CITIZEN ADVISORY BOARD

**DRAFT:** Approval of these draft minutes, or any changes to the draft minutes, will be reflected in writing in the next meeting minutes and/or in the minutes of any future meeting where these minutes are approved by the CAB. Minutes of the regular meeting of the North Valleys Citizen Advisory Board held January 13, 2020, at the North Valleys Regional Park – Community building, 8085 Silver Lake Road, Reno, NV.

**1. \*CALL TO ORDER/DETERMINATION OF QUORUM** - The meeting was called to order at 6:00 p.m. by Pat Shea. A quorum was present.

**Present:** Kenji Otto, Rob Pierce, Pat Shea, Teresa Aquila, Wes Johnson

**Absent:** Craig Durbin (alternate, not excused); Roger Edwards (not excused)

**2. \*PLEDGE OF ALLEGIANCE** - The pledge was recited.

**3. \*PUBLIC COMMENT** –

Tim Fadda, Lemmon Valley resident since 1964 said he attended the Planning Commission meeting. He said we were told the development was good for us; however, they failed to tell us they raised the property 15 ft and it's a 39 ft tall building. He said they didn't take into consideration the impact the building would be on the poor family that lives next to this building. This 55 ft. addition will cause them to be shadowed out. They never told anyone in the middle of this project, the natural drainage was filled in. The run off would run into neighbor's property. The staff said it fits the plan and plot. He said its smoke n' mirrors. He said we don't need more big warehouses.

Tammy Holt-Still, Swan Lake Recovery Committee, said most of you received a piece of paper regarding Reno-Stead airport precipitation. She said there is a reason that lake is flooding. It's not because of rainstorms. We have to fight this. High density development in a closed basin is going to flood Swan Lake and Silver Lake. At this time, it's time for us to say no more high density; no more 10-30 homes to a property; no more warehouses. It's time to fixed our community. It's time for appropriate development. Come together and speak up.

Ray Lake, Golden Valley resident, said he came to learn about item 6.C. He said his gut feeling is this is a bad idea.

**4. APPROVAL OF AGENDA FOR THE MEETING OF January 13, 2020** – Teresa Aquila moved to approve the agenda for the meeting of January 13, 2020. Kenji Otto seconded the motion to approve the agenda. The motion carried unanimously.

**5. APPROVAL OF THE MINUTES FOR THE MEETING OF OCTOBER 14, 2019** - Teresa Aquila moved to approve the meeting minutes of OCTOBER 14, 2019. Kenji Otto seconded the motion to approve the meeting minutes of OCTOBER 14, 2019. The motion carried unanimously.

**6.C. Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment WRZA19-0009 (Reno-Stead Corridor Joint Plan)** - Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request for (1) To adopt and approve a Master Plan Amendment to the North Valleys Area Plan, a component of the Washoe County

Master Plan, to remove all references to the Reno-Stead Corridor Joint Plan (RSCJP) from the North Valleys Area Plan and to sunset the RSCJP, changing all RSCJP land use designations on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres, from of Medium Density Suburban/Suburban Residential (MDS/SR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR) to Washoe County master plan categories of Rural (R), Rural Residential (RR), Suburban Residential (SR), Commercial (C), and Open Space (OS). If approved, authorize the chair of the Washoe County Planning Commission and to forward their recommendation on to the Washoe County Commission for possible approval; and (2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the North Valley Regulatory Zone Map, to change the Reno-Stead Corridor Joint Plan designation of Medium Density Suburban/Suburban Residential (MDS/SR), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), & Parks and Recreation (PR) to comparable Washoe County regulatory zoning categories of Medium Density Suburban (MDS), High Density Rural (HDR), General Rural (GR), General Commercial (GC), Public and Semi-Public Facilities (PSP), and Parks and Recreation (PR) on four hundred and sixteen (416) parcels of land, totaling approximately 734.85 acres. If approved, authorize the chair to sign a resolution to this effect. This agenda item satisfies the requirements of NRS 278.210 for a neighborhood meeting.

Applicant\Property Owner: Washoe County

- Location: Reno-Stead Corridor Joint Plan area
- Staff: Julee Olander, Planner, 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for the Planning Commission on February 4, 2020

Julee Olander, Washoe County Planner, introduced the item and provided background information. She said Reno has different goals than Washoe County. She said we would like to bring these properties within the County's master plan and zoning designation.

Pat Shea said his concern is there are Reno projects that affect the County. He said he believes this is an opportunity to hear about plans that impact us in Washoe County. Julee Olander showed a map of the area and properties effected by the joint area plan. Those would be the only properties that would have a joint meeting. Pat Shea said he doesn't believe there would be a joint meeting if it wasn't in the joint area plan. Julee Olander said for this plan, the only time they can meet is for these parcels in green. Pat Shea said if it was up to him, he would expand the joint area plan instead of making it smaller.

Julee showed where the green areas in the joint area plan on the map. If property are zoned GR, you still have to go through the same steps. They would not have to go through both meetings. She said just the green parcels are proposed to change. If you have a property is HDR it will remain that way. We are not up or down zoning anyone.

Public comment:

Tim Fadda asked a question referencing the map. He asked if someone could wipe out the small houses and install a warehouse. Julee Olander said if you wanted to do commercial or higher density, you would have to get master plan amendment or zoning change. If the Joint Area plan stays in place, a request for this specific area would have to meet before the Reno City Council and Washoe County Board of County Commissioners. If the Joint Area plan is removed, the request would still go through the same process, but it would remove the City's involvement. It's taking out the Reno-Sparks Joint designation. It would just be in the Washoe County North Valleys Plan. Tim said his concern with high density building and warehouses.

Garry Ferro, Horizon Hills resident, said City of Reno was pushing stuff on us. He said if you build next to a neighborhood, you have to mirror the zoning. Adjacency was created to ensure same size parcels were matched during building. He spoke about a recent development. We don't get respect to our County. He said Horizon Hills is half acre horse property. Julee said they aren't proposing to change that property. That is MDS zoning. It's the smallest it can be. Garry said there should be matching lots.

Ray Lake said it looks like the green property is adjacent with City of Reno. He asked what happens if a property wants to be annexed. Reno doesn't give a damn. He asked what will happen with RSCJ zoning. Julee said she cannot speak for Reno. Ray said he agrees with Garry Ferro. He said he is resentful of a planning change without community input. City of Reno will annex this, and we won't have anything to say.

Bonnie Gaskin, said she doesn't totally comprehend. She said we need more buffers from big government powers. She said she votes no against this. We need to work to prevent high density. Our infrastructure cannot handle. It's unnecessary. It puts more risk for property owners without having other boards involved.

Bonnie Gaskin spoke on behalf of Racquel Marchelle, who wrote a letter stating she wasn't in favor of this. Please vote no.

Rami Pratt, local insurance agent, said neither Reno nor Washoe County has the infrastructure. He said Reno and Washoe have a deficit budget. He spoke about an evacuation plan. He said we are on a two-lane road with livestock. He asked how many lives are we willing to lose. He asked if we have a plan. He said they build a million homes out here for the benefit of tax revenue. He said if we allow Reno or Washoe County to designate as high population, it will cause problems. He provided a statement from Lloyds of London underwriter. He spoke about ISO standards for insurance. He said your insurance rates are going to go up. He said call your County Commissioner and City of Reno about this.

Russ Earle said he mirrors Ray Lake's and Pat Shea's hesitations. If you diverge this and each agency takes their portion, we won't hear what they want to do, and they won't hear what we want to do. He showed on the map a specific proposed development. He said that particular development had issues and it was a joint plan. The plan got hung up with conversation and dialogue. There were mismatch designation and zoning. He said he doesn't believe this is a good idea to eliminate the joint corridor. If eliminated, Reno could do what they wanted to do, and Washoe and no coordination. Julee said only time they meet if it's regarding the properties in green. Russ said this was a huge issue with commercial and high density. He said he is against changing this. He invited everyone to attend the Board of County Commissioners.

Tammy Holt-Still said she disagrees with this. She said Bob Lucey was tired of dealing with joint corridor. We need to fight him and the Staff. Commissioner Herman fights for us but she can only do so much. Keep it on the corridor.

Donna Robinson, Lemmon Valley resident and flood victim, said she is against this now that she understands it more. Right now, both sides hear decisions. If this goes through, it's just the County to make decisions. She asked if we can we trust them. She asked how many bad decisions have they made. We will have 500 homes with no infrastructure. We need a two-check system. As long as there are multiple people hearing us, we have a shot. She said 4 commissioners are against us. Let's be loud and annoying and let the people here us represent us and commissioner represent us. Keep it as a joint.

Teresa said she agrees with the citizens. We need double representation. She said she isn't for this request. Things could change with the density and zoning with a quick vote.

Kenji Otto thanked Julee for her presentation. He thanked Ray Lake for his comments. He thanked everyone for showing up. He said hopes to see more voters and property owners show up more often. He said this joint plan is needed to keep things from happening that we don't want to happen. He said he tried to keep an open mind, but the community doesn't seem to want it. He said he represents them and he will go with them.

Paula P. asked if MDS is rural. Julee spoke about master plan and zoning. She said within the County, within rural, you can have certain zoning designations. Julee showed a map of current and proposed zoning. Julee said the master plan has 7 designations within Washoe County and within each category, there are zoning standards. Julee provided clarification. Paula said she agrees with everyone else and not change it.

MOTION: Teresa Aquila moved to recommend denial for **Master Plan Amendment Case Number WMPA19-0009 and Regulatory Zone Amendment WRZA19-0009 (Reno-Stead Corridor Joint Plan)**. Kenji Otto seconded the motion to recommend denial. The motion carried unanimously.

**9. \*General Public Comment –**

Paula Popolitous said she is running to be the representative for District 32. She announced the 2020 census.

There were no further requests for public comment, Pat Shea closed the public comment period.

**Adjournment – meeting adjourned at 7:37 p.m.**

CAB members: 5  
Staff members: 3  
Elected officials: 1  
Public Members: 70