



Planning Commission Staff Report

Meeting Date: August 2, 2016

Subject: Regulatory Zone Amendment Case Number RZA16-004

Applicant: Spanish Springs Associates LP

Agenda Item Number: 8C

Summary: To amend the mix of regulatory zones on adjacent parcels within the Spanish Springs Regulatory Zone map from Public and Semi-Public Facilities to Medium Density Suburban, and to coincide mixed regulatory zones on both parcels with the current parcel boundaries

Recommendation: Recommend adoption of the amendment to the Spanish Springs Regulatory Zone map and authorize Chair to sign the attached resolution

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Description

Regulatory Zone Amendment Case Number RZA16-004 (Silent Sparrow) – Hearing, discussion and possible action to adopt a resolution recommending adoption of an amendment to the Spanish Springs Regulatory Zone map. Further, authorize the Chair to sign the resolution on behalf of the Planning Commission and to send the resolution to the Washoe County Board of Commissioners for their action on the proposed amendment. The amendment would change the current regulatory zones on two parcels from:

- a. Public and Semi-Public Facilities (PSP) to Medium Density Suburban (MDS) on a ±8.04-acre portion of a ±22.04-acre parcel (APN 532-020-12);
- b. Medium Density Suburban (MDS) and Public Semi-Public Facilities (PSP) to Parks and Recreation (PR) on ±13.98 acres of the same ±22.04-acre parcel (APN 532-020-12); and
- c. Parks and Recreation (PR) and Public Semi-Public Facilities (PSP) to Medium Density Suburban (MDS) on a ±1.969-acre portion of a ±70.34-acre parcel that is part of the Eagle Canyon Ranch Tentative Map Case Number TM13-002 (APN 532-020-19).

If approved, APN 532-020-12 will consist of 8.04 acres of Medium Density Suburban (up to 3 dwelling units per acre), 13.98 acres of Parks and Recreation (no dwelling units allowed), and

0.02 acres of Open Space (no dwelling units allowed). If approved, APN 532-020-19 will consist of 68.66 acres of Medium Density Suburban and 1.65 acres of Open Space.

- Applicant: Spanish Springs Associates LP
- Owner: Eagle Canyon Investors, LLC
- Location: Silent Sparrow Drive and Lanstar Drive
- Assessor's Parcel Numbers: 532-020-12 and 532-020-19
- Parcel Size: ±22.04 acres and ±70.34 acres
- Master Plan Category: Suburban Residential
- Current Regulatory Zone: Public and Semi-Public Facilities, Parks and Recreation, Open Space, and Medium Density Suburban
- Proposed Regulatory Zone: Medium Density Suburban, Parks and Recreation, and Open Space
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission District: 4 – Commissioner Hartung
- Section/Township/Range: Sections 23 and 26, T21N, R20,
MDM, Washoe County, NV

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May 25, 2016 - Washoe County School District Relinquishment LetterExhibit B

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Explanation and Processing of a Regulatory Zone Amendment

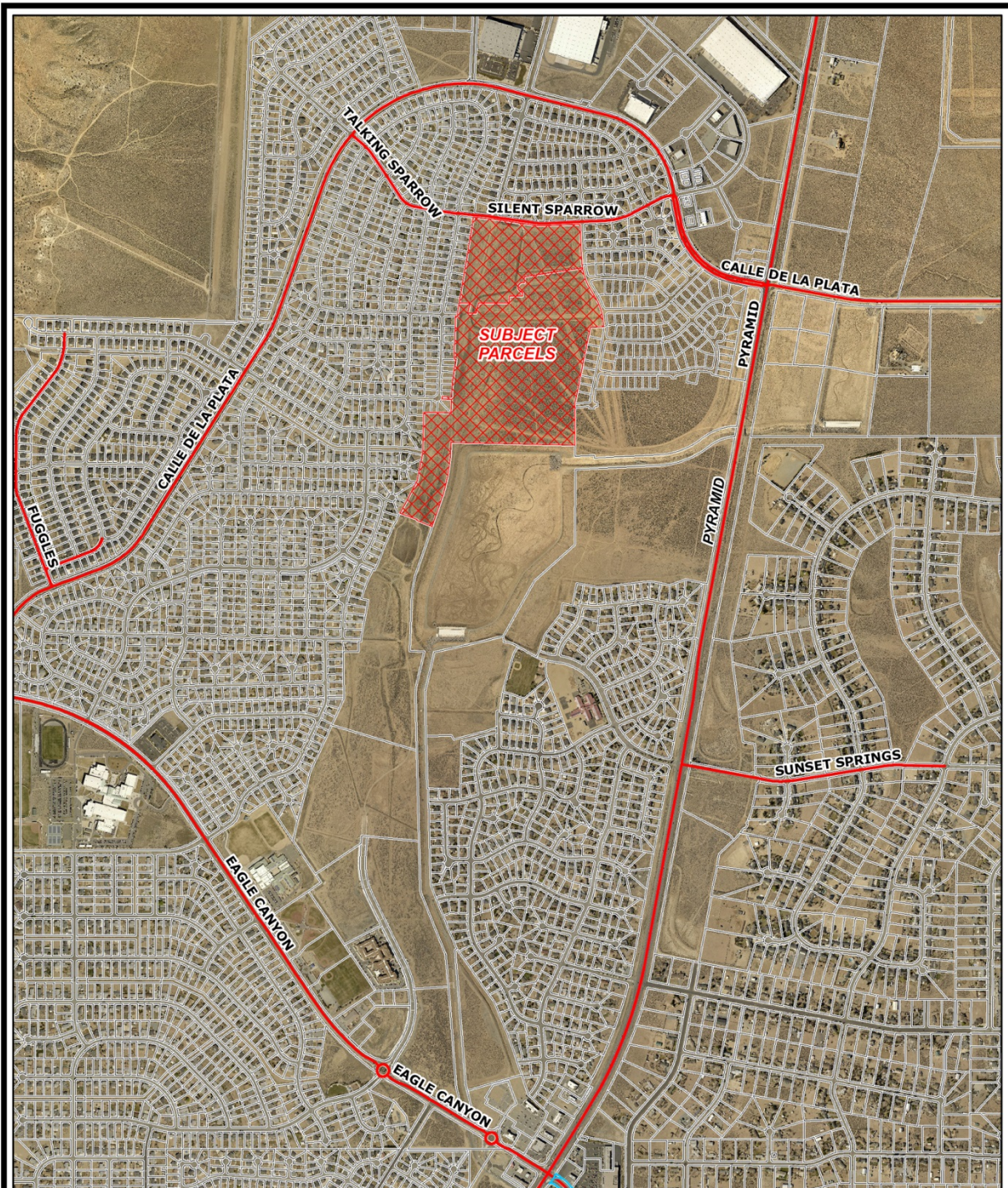
The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps for properties within the unincorporated area of Washoe County. The regulatory zone establishes the uses and development standards applied to each property.

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 Nevada Revised Statutes Chapter 278, any action of the County relating to zoning must conform to the Washoe County Master Plan.

Evaluation of the proposed RZA involves review for compliance with countywide policies found in Volume One (Elements) of the Washoe County Master Plan and the applicable area plans found in Volume Two (Area Plans). If the subject parcel(s) is within a Specific Plan, Joint Plan or Community Plan found in Volume Three (Specific Plans) of the Master Plan, 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 a lot or parcel from one regulatory zone to another requires action by both the Planning Commission and the Board of County Commissioners.

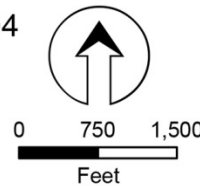
The Planning Commission may recommend approval, approval with modifications or denial of the proposed RZA. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to Section 110.821.20 of the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



Regulatory Zone Amendment Case No. RZA16-004
(Silent Sparrow)

APN 532-020-12 & APN 532-020-19

Source: Planning & Development, July 12, 2016

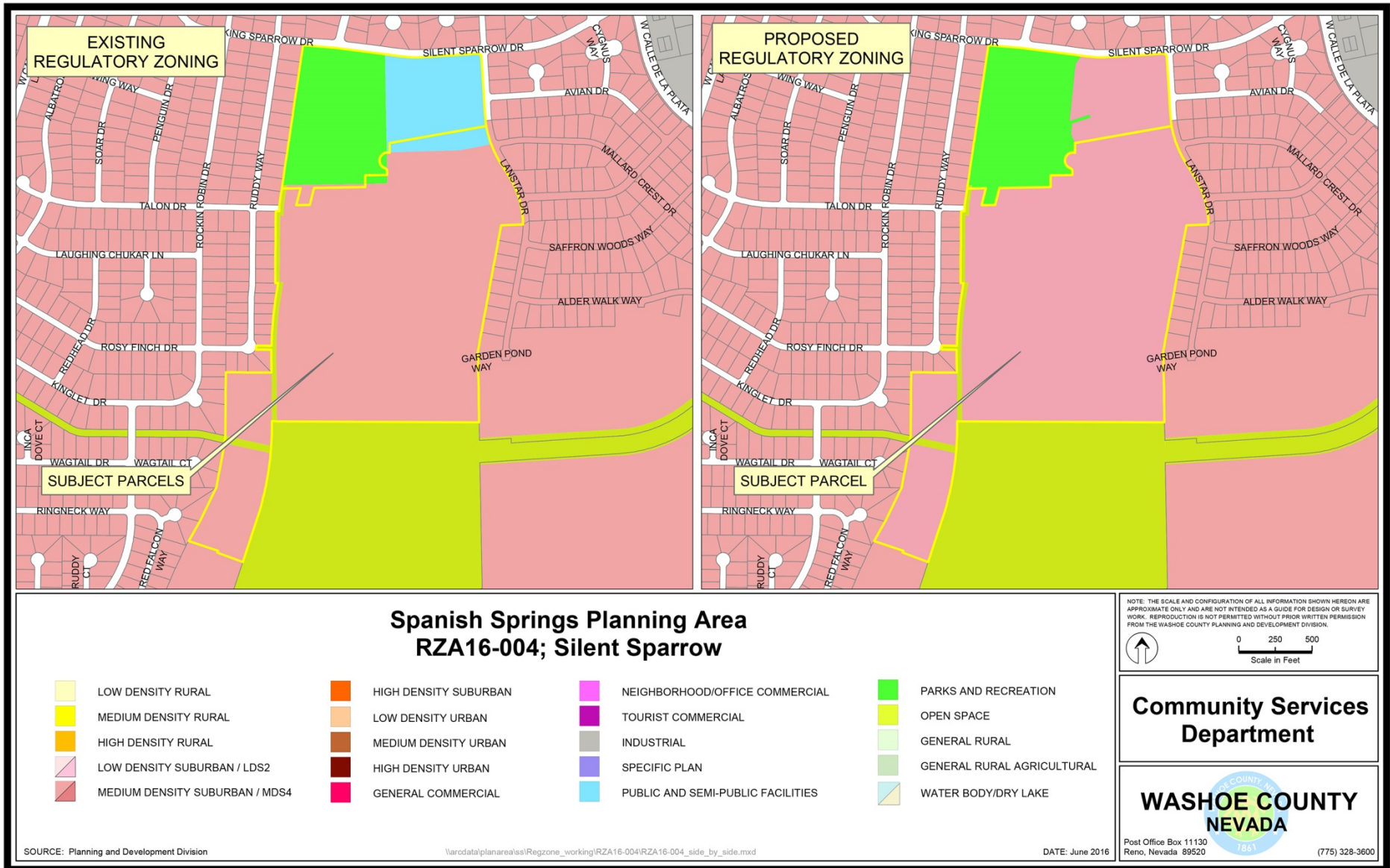


Community Services
Department, Planning
and Development

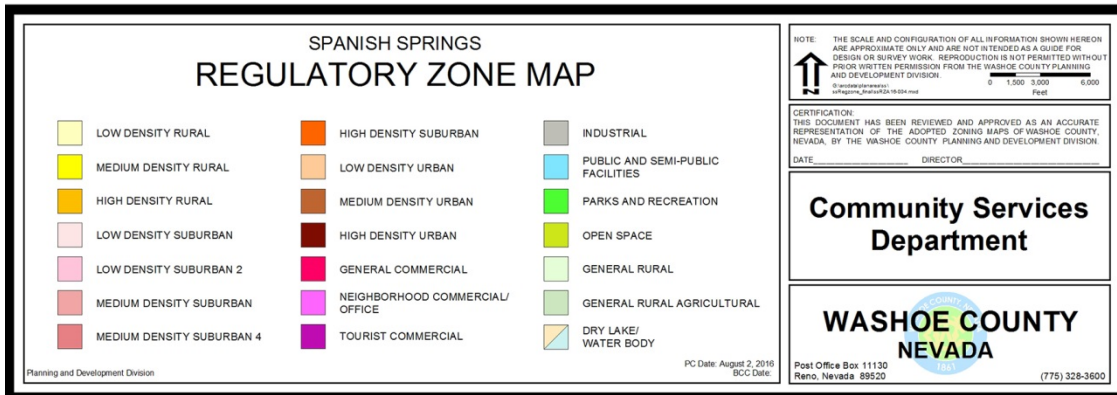
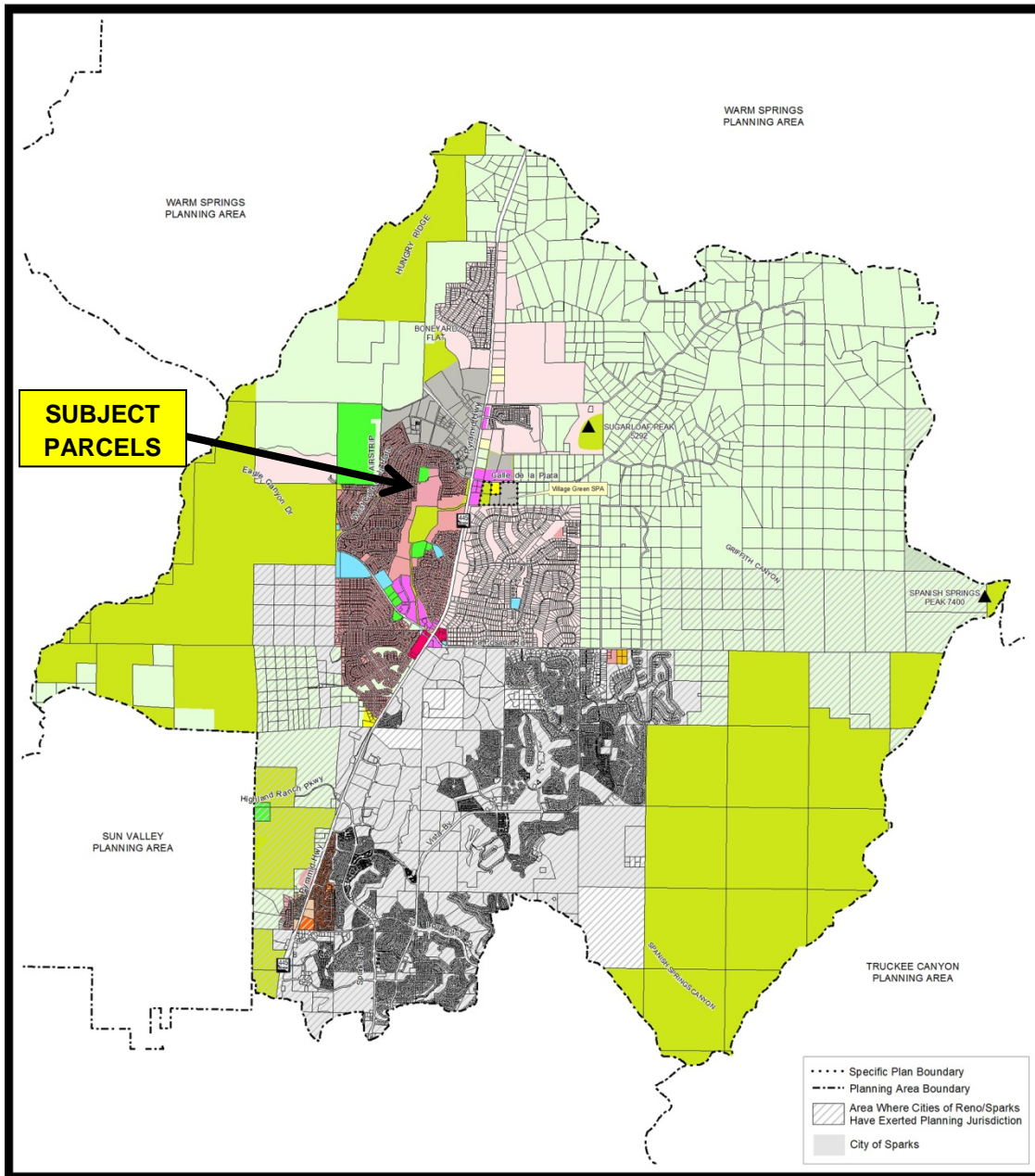


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Vicinity Map



Existing and Proposed Regulatory Zones



Proposed Spanish Springs Regulatory Zone Map

Background

The subject property consists of two adjacent parcels located within the Spanish Springs Area Plan and Spanish Springs Suburban Character Management Area. Parcel A (APN 532-020-12) is the smaller, northernmost parcel; the parcel has regulatory zones of Parks and Recreation (PR) and Public Semi Public Facilities (PSP). Parcel B is the larger, southernmost parcel (APN 532-020-19) and is part of Eagle Canyon Ranch Tentative Map Case Number TM13-002. Parcel B has a regulatory zone of mostly Medium Density Suburban (MDS) but also includes small areas of PR, PSP, and Open Space (OS).

The primary change sought by the applicant impacts the northernmost parcel, changing the regulatory zone from PSP to MDS on 8.04 acres. The additional changes sought by the applicant seek to align the remaining regulatory zones on the parcels with the current parcel boundaries (see map on page 6).

The applicant offered the area with a current regulatory zone of PSP (the area covers both Parcel A and Parcel B) to the Washoe County School District for a possible future school site more than 15 years ago. In 2015, the Washoe County School District relinquished its interest in the 10-acre site (see Exhibit B). The applicant continues to retain the 13.98 acres on the west side of Parcel A for possible dedication to Washoe County for future park development.

Should the former potential school site (the eastern portion of Parcel A) be changed to MDS as a result of this requested amendment, the applicant will proceed with Tentative Map Case Number TM16-006 (Silent Sparrow Subdivision) to establish a 24-lot subdivision on the 8.04 acres. TM16-006 was submitted to Washoe County on June 15, 2016.

Due to the subject site being identified for a possible future school site in the Spanish Springs Area Plan, the Spanish Springs Recreational Opportunities Map currently identifies the subject site as "public lands." Following any action by the Board of County Commissioners to change the regulatory zone on Parcel A, the maps contained in the Spanish Springs Area Plan will be updated to reflect the adopted changes.

Current Conditions & Compatible Land Uses

The applicant seeks to change the regulatory zone on the 8.04-acre portion of Parcel A not needed by Washoe County School District for future school development. The request is to change the regulatory zone from PSP to MDS, and to also reconfigure the two regulatory zones of PR and MDS to align with the current parcel boundaries. A small area on the southwest corner of Parcel A will remain Open Space. The applicant also requests to remove areas with current regulatory zones of PR and PSP from Parcel B, again aligning the regulatory zones with the current parcel boundaries. The following table summarizes the existing and proposed areas for each regulatory zone (numbers provided by applicant vary slightly from those calculated using Washoe County's geographic information system data):

| PARCEL | CURRENT ZONE | ACREAGE | PROPOSED ZONE | ACREAGE |
|------------------------------|--------------|---------|---------------|---------|
| Parcel A (APN 532-020-12) | PR | 13.202 | PR | 13.98 |
| | PSP | 8.311 | MDS | 8.04 |
| | OS | 0.02 | OS | 0.02 |
| | MDS | 0.05 | | |
| Parcel B (APN 532-020-19) | MDS | 67.097 | MDS | 69.056 |
| | PSP | 1.657 | | |
| | PR | 302 | | |
| | OS | 1.284 | OS | 1.284 |

The subject property is currently undeveloped (see aerial photo that follows). The subject properties are adjacent to built and not-yet-built (but approved) phases of the Eagle Canyon subdivision. Single-family residences in Eagle Canyon are in the MDS regulatory zone and are generally configured at third-acre lots. Eagle Canyon IV, located to the east of the subject property is in the MDS regulatory zone and was approved at 2.14 dwelling units per acre. Washoe County’s North Spanish Springs Flood Detention Facility is located to the south of Parcel B.



In determining the compatibility of the proposed amendment with surrounding land use, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zone. The compatibility matrix is found in the Land Use and Transportation Element in Volume One of the Washoe County Master Plan. The compatibility between the proposed and existing adjacent regulatory zones is captured in the table below.

| Proposed Regulatory Zone | Existing Adjacent Regulatory Zone | Compatibility Rating |
|---------------------------------|--|-----------------------------|
| Medium Density Suburban (MDS) | Medium Density Suburban (MDS) (located to the north, south, east and west of Parcel A; located to the east and west of Parcel B) | High |
| | Parks and Recreation (PR) (the western portion of Parcel A) | High |
| | Open Space (OS) (located along the western edge of Parcel B) | High |

*High Compatibility: Little or no screening or buffering necessary.
 Medium Compatibility: Some screening and buffering necessary.
 Low Compatibility: Significant screening and buffering necessary.*

Change of Conditions and Desired Pattern of Growth

Approval of the mixed regulatory zone change on these two parcels would allow for residential development of up to three dwelling units per acre on the ±8.04-acre portion requested to change to MDS. The change would allow a maximum density of 24 dwelling units. Standard setbacks for the MDS regulatory zone are 20 feet to the front and rear of the property, and 8 feet on the lot sides. The built and unbuilt-but-approved subdivisions surrounding the subject property were all approved for development of up to three dwelling units per acre, which is consistent with the MDS regulatory zone.

The applicant states the subject property is physically suitable for MDS zoning given that it is relatively flat (1 to 2 percent slopes), does not contain any known wildlife habitat, has light to moderate grass and sage brush vegetation, has no water bodies, and is not located within the 100-year floodplain.

The demand for single-family dwellings in our region has been increasing. The subject property is situated within the Spanish Springs Suburban Character Management Area, which is the designated growth area for the Spanish Springs Valley. The Spanish Springs Area Plan states, “a distinct suburban core is, and will continue to be, concentrated along Pyramid Highway,” with that suburban core including “a broad mix of non-residential uses together with residential densities of up to three dwelling units per acre.”

Services and Facilities

Water and Sewer: The subject property is located within the Truckee Meadows Service Area (TMSA). Truckee Meadows Water Authority is the municipal water service provider for the area. The applicant states that existing water lines are located in the streets adjacent to the subject property and will be extended at developer cost as part of the tentative map request for the

property. The applicant provided information concerning water rights holdings that are sufficient to cover an MDS subdivision of three units per acre for the property. Washoe County Utility Services is the community sewer provider for the area. The applicant states that existing sewer lines are built and located in streets adjacent to the subject property and will be extended at developer cost as part of a specific development proposal for the property. Under a 2005 agreement with the City of Sparks, conveyance and treatment of wastewater is performed at the Truckee Meadows Water Reclamation Facility. At present, there is adequate sewer capacity available for the maximum allowed density on the property if the amendment request is approved.

A number of goals and policies within the Spanish Springs Area Plan govern water supply (SS.12.1 and SS.12.2), water service (SS.15.1, SS.15.2 and SS.15.3), and wastewater (SS.16.1). Compliance with these policies will be required at the time of specific development proposals for the properties, if approval of this RZA is granted.

Community Services: Truckee Meadows Fire Protection District has a station near La Posada and Pyramid Highway. Northern Nevada Medical Center in Sparks and Renown Urgent Care on Los Altos Parkway are the nearest health care facilities.

The subject property is currently zoned for Alyce Taylor Elementary School, Shaw Middle School, and Spanish Springs High School. Washoe County School District has stated that future residential development in the area may require some students to be assigned to the nearest school with available capacity. At the July 13, 2016 Spanish Springs Citizen Advisory Board, Washoe County School District staff and the applicant both stated that they are working together to identify suitable land for another school site located east of Pyramid Highway.

Nearby public parks include Gator Swamp Park and Eagle Canyon Park. The Spanish Springs Library is located on Pyramid Highway.

Traffic: The applicant indicates two existing streets, Silent Sparrow (a collector) and Lanstar (a local street) provide access on the north and east sides of Parcel A. Lanstar also provides access to Parcel B on the east.

A traffic engineering letter was submitted assessing the impact of the RZA for Parcel A on Silent Sparrow Drive and Lanstar Drive; this is the portion of the RZA that increases the residential density for a 24-home subdivision to be built on ±8.04 acres. The letter indicates the average daily trip total for the property developed at the maximum allowable density provided by the RZA request (24 homes) is 228. The letter notes the trip volume total is below both Washoe County and Nevada Department of Transportation thresholds required for a full traffic study.

The Regional Transportation Commission and Washoe County's traffic engineer reviewed the request for a mixed regulatory zone change on the subject property. Both reviewers indicated they have no comments on the request. Access and traffic impacts will be evaluated fully as part of Tentative Map Case Number TM16-006 (Silent Sparrow Subdivision) which will be processed by Washoe County following a decision on this RZA.

Consistency with Washoe County Master Plan and Regulatory Zone Map

Regulatory Zone Amendments are to be reviewed for consistency with applicable policies and action plans of the Washoe County Master Plan. The following Master Plan policies and programs are applicable to the proposed amendment requests.

LAND USE AND TRANSPORTATION ELEMENT – Volume One of the Washoe County Master Plan

Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices.

Policy LUT.3.1 Require timely, orderly, and fiscally responsible growth that is directed to existing suburban character management areas (SCMAs) within the Area Plans as well as to growth areas delineated within the Truckee Meadows Service Area (TMSA).

Applicant Comment (Policy LUT.3.1): “Orderly MDS subdivisions have been developed in the SCMA for over 30 years, and are still occurring. A planned MDS subdivision adjoins the subject property to the south and existing subdivisions adjoin to the north and east. Nearby streets and utilities are in place, making the extension of access and infrastructure possible in a fiscally responsible manner.”

Policy LUT.3.2 In order to provide a sufficient supply of developable land to meet the needs of the population, Area Plans shall establish growth policies that provide for a sufficient supply of developable land throughout the planning horizon of the next 20 years, with considerations to phase future growth and development based on the carrying capacity of the infrastructure and environment.

Applicant Comment (Policy LUT.3.2): “The county is projected to require significant housing growth to meet needs in the next five to ten years. Job growth in Storey County and Washoe County is projected to outstrip the housing supply without the addition of thousands of new home lots. This application will increase land available to meet future housing supply demands.”

Policy LUT.3.3 Single family detached residential development shall be limited to a maximum of five (5) dwelling units per acre.

Applicant Comment (Policy LUT.3.3): “MDS density on the subject property cannot exceed 3 homes per acre.”

Policy LUT.3.5 Area Plans shall identify adequate land, in locations that support the regional form and pattern, for the residential, commercial, civic and industrial development needs for the next 20 years, taking into account land use potential within the cities and existing unincorporated centers, existing vacant lots, and resource and infrastructure constraints.

Applicant Comment (Policy LUT.3.5): “The suburban subdivisions on the west side of Pyramid Highway in the Spanish Springs SCMA constitute one of the

largest existing centers in the unincorporated county. As stated below, the SSAP identifies the potential for 1,500 new homes by 2025. MDS zoning on the subject property would create a portion of the new residential density contemplated by the SSAP in the SCMA, and locate it in the existing center.”

Staff Comment (Policies LUT.3.1; LUT.3.2, LUT.3.3 and LUT.3.5): *The subject property is located within the Spanish Springs Suburban Character Management Area, and within the Truckee Meadows Service Area which has available infrastructure and access. The proposed density of 3 dwelling units per acre meets policy requirements. The property is considered unconstrained and suitable for development.*

POPULATION ELEMENT – Volume One of the Washoe County Master Plan

Goal Three: Plan for a balanced development pattern that includes employment and housing opportunities, public services and open spaces.

Applicant Comment (Goal Three): *“The Spanish Springs SCMA and Area Plan have all these opportunities and create a balanced development pattern. Additional MDS zoning on the subject property will maintain that balance.”*

Goal Four: Coordinate population growth with the availability of water, sanitary sewer, streets and highways, and other public facilities and services.

Applicant Comment (Goal Four): *“This application provides for growth where all this infrastructure is available.”*

Goal Five: Development occurs where infrastructure is available.

Staff Comment (Goals Three, Four and Five): *The proposed amendment will allow for increased residential opportunities with nearby employment opportunities in the Spanish Springs planning area. Public services, facilities, and infrastructure are available at or near the subject property. The Truckee Meadows Water Authority is the water purveyor and Washoe County is the sanitary sewer service provider for the area. The applicant has indicated they hold sufficient water rights for the maximum allowed density on the property if the regulatory zone amendment is approved. Washoe County Engineering has indicated that there is currently adequate sewer capacity available for the maximum allowed density on the property if the request is approved. Primary streets used to access the subject site will be Silent Sparrow and Lanstar Drive. At the time of development, the appropriate water rights would need to be dedicated and road impact fees and sewer connection fees paid. Depending on the specifics of proposed development of the property, street improvements will also be required.*

Spanish Springs Area Plan

Regulatory Zone Amendments are required to be reviewed for compliance with applicable goals and policies of the Spanish Springs Area Plan, which is a part of the Washoe County Master

Plan. The following goals and policies of the Spanish Springs Area Plan are applicable to the proposed amendment request.

Vision and Character Management

Land Use

Goal One: **The pattern of land use designations in the Spanish Springs Area Plan will implement and preserve the community character described in the Character Statement.**

Policy SS.1.2 The Policy Growth Level for the Spanish Springs Suburban Character Management Area is 1,500 new residential units of land use capacity. Land use intensifications will not add more than 1,500 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.

Applicant Comment (Policy SS.1.2): “Some new residential units have been approved by the county, but most of this policy growth level remains. The subject property with MDS zoning would allow up to 24 new units.”

Staff Comment (Policy SS.1.2): The proposed regulatory zone amendment request would increase the potential maximum residential density on 8.04 acres of the property to 24 units. If this regulatory zone amendment is approved, there would still be more than 1,000 residential units remaining from the 1,500 residential unit growth cap in Spanish Springs. This remainder number includes four recent RZAs which have also amended regulatory zones in the Spanish Springs Area Plan (Sugarloaf Ranch Estates, Blackstone Estates, Mystic Mountain, and Pyramid Ranch Annex). If all five RZAs result in maximum density developments, there would be 1016 dwelling units of density remaining under the policy growth cap. The applicant states, “The subject property is surrounded by residential subdivision uses, with nearby parks, schools, retail commercial and employment center industrial uses. The immediate community is a balanced land use pattern and this application will enhance that.”

Policy SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).

- f. General Commercial (GC) – GC limited to the areas designated GC prior to August 17, 2004.
- g. Industrial (I).
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).

Staff Comment: The requested regulatory zone of Medium Density Suburban complies with this policy.

Transportation

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

Policy SS.3.1 Washoe County's policy level of service (LOS) for local transportation facilities in the Spanish Springs planning area is LOS "C."

Policy SS.3.3 Washoe County will strongly advocate the prioritization of improvements to Pyramid Highway and qualified regional roads and arterials within the boundaries of this area plan in the Regional Transportation Improvement Program in order to achieve and maintain established levels of service.

Staff Comment: The Regional Transportation Commission and Washoe County traffic engineer are anticipated to provide conditions of approval requiring road improvements to mitigate potential traffic impacts posed at the time of a specific development proposal (Tentative Map Case Number TM16-006) for the property. The traffic letter included with the application concludes that both Silent Sparrow and Lanstar Drive will remain under the average daily trip thresholds once the potential residential project of 24 homes is completed.

Development Suitability within the Spanish Springs Area Plan

The Spanish Springs Development Suitability Map, which is part of the Spanish Springs Area Plan, identifies the subject parcel as being located within a 1% FEMA Flood Hazard area. However, Washoe County Engineering staff have indicated that FEMA flood zone maps have been updated to account for flood control developments such as the North Spanish Springs Flood Detention Basin and associated infrastructure (such as the sedimentation basin and drainage channel south of the property).

Citizen Advisory Board Meeting

The proposed amendment was submitted to the Spanish Springs Citizen Advisory Board (CAB) and discussed during the July 13, 2016, CAB meeting. At the time of this writing, the minutes from the CAB meeting minutes were not available. Three of the six CAB members were absent; therefore, there was no quorum.

Approximately 10 members of the public were in attendance. The applicant gave an overview of both the regulatory zone amendment request as well as the tentative map request for a 24-lot subdivision (Silent Sparrow) on the 8.04-acre eastern portion of Parcel A. Staff from the Washoe County School District spoke about their relinquishment of interest in the site and described plans to work with the applicant to identify a site for a future school located on the east side of Pyramid Highway. Members of the public asked clarifying questions of the applicant and school district staff. A member of the public requested information on the County's plans to develop a park on the western half of Parcel A (the PR portion); staff advised that County Park Planner Dennis Troy was leading the Park Master Plan process and provided the citizen with Mr. Troy's contact information. The CAB asked staff to invite Mr. Troy to a future meeting to discuss the Park Master Plan process.

Public Comment

Staff received a phone call prior to the July 13, 2016 CAB meeting from a resident who had been noticed; the resident asked clarifying questions and attended the CAB meeting to learn more about the request. Following the CAB meeting, another noticed resident contacted staff about the lot layout associated with the approved Eagle Canyon Ranch subdivision approved for Parcel B. No other calls and no written comments have been received about the request.

Public Hearing Notice

Notice for a regulatory zone amendment has been provided in accordance with the provisions of Nevada Revised Statutes 278.260, as amended. The time and place of the public hearing was provided in at least one publication or a newspaper of general circulation in the city or county, at least 10 days before the day of the public hearing. Nevada Revised Statutes requires a minimum of 30 separate property owners be noticed within a 750 foot radius of the subject parcel to which the proposed regulatory zone amendment pertains.

Per Washoe County Code Sections 110.820.20(b) and 110.821.20, owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Article 821, Amendment of Regulatory Zone.

Four hundred and twenty six properties within 750 feet of the subject parcel were noticed of the proposed RZA by U.S. Mail not less than 10 days before the scheduled Planning Commission meeting of August 2, 2016. See Exhibit C for a copy of the noticing map. A legal ad was also scheduled to be published in the Reno Gazette-Journal July 22, 2016 edition.

Agency Comments

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

- Washoe County Community Services Department
 - Engineering and Capital Projects
 - Utility Services
 - Parks and Open Space
 - Planning and Development
- Washoe County Health District
 - Environmental Health Services
 - Vector-Borne Diseases
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- City of Sparks – Community Services Department
- Truckee Meadows Water Authority
- NV Energy
- Washoe-Storey Conservation District

Comments were received from:

- Washoe County Health District – Environmental Health Services Division and Vector-borne Diseases Program provided comments related to water and sewer utilities and Low Impact Development design elements (Exhibit D).

Contact: Jim English, 775.328.2610, jenglish@washoecounty.us

Contact: Jim Shaffer, 775.785.4599, jshaffer@washoecounty.us

Staff Comments on Required Findings for Regulatory Zone Amendment

Washoe County Code Section 110.821.15(d) 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. No military installations were required to be noticed as part of this application; therefore the finding related to a military installation is not required. Staff has completed an analysis of the Regulatory Zone Amendment application and has determined that the proposal is in compliance with the required findings as follows.

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

Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: The proposed amendment creates regulatory zones that are compatible with adjacent zones and uses. The proposed amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master

Plan as described earlier in this report. The proposed amendment will not result in a conflict with the public's 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.

Staff Comment: As noted earlier in the staff report, the Washoe County School District has relinquished its interest in the eastern half of Parcel A; the remaining elements of the request seek to align the regulatory zones with current parcel boundaries. Therefore, the regulatory zone amendment responds to a changed condition addressing the portion of the property not required for future schools. This proposal supports growth within the TMSA and the Spanish Springs Suburban Character Management Area, the planned growth area for the Spanish Springs Valley. Built and not-yet-built (but approved) development surrounding the property are within the Medium Density Suburban (MDS) regulatory zone, or within regulatory zones that support MDS residential development (Parks and Recreation, Public Semi-Public Facilities, Open Space).

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: TMWA and Washoe County are the service providers for community water and sewer in this area. The applicant holds sufficient water rights for the maximum allowed density on the property if the regulatory zone amendment request is approved. There is currently adequate sewer capacity available for the maximum allowed density on the property if the regulatory zone amendment request is approved. The Truckee Meadows Fire Protection District is the fire protection service provider. Appropriate transportation improvements would need to be implemented by the applicant at the time of future development proposals for the property if such future proposals are approved.

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 does not conflict with the policies and action programs of the Master Plan as detailed in this staff report.

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 further implement the desired pattern of growth, particularly as stated in the Spanish Springs Area Plan Character Statement which reads in part, "A distinct suburban core is, and will continue to be, concentrated along Pyramid Highway. This suburban core includes a broad mix of non-residential

uses together with residential densities of up to three dwelling units per acre.” The current request is to establish additional suburban zoning within the identified suburban core.

Recommendation

Based upon the information presented in the staff report, it is recommended that the required findings can be made, and the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. Staff recommends that the Planning Commission:

- (1) Recommend adoption to the Washoe County Board of Commissioners of an amendment to the Spanish Springs Regulatory Zone Map, changing the regulatory zone from:
 - a. Public and Semi-Public Facilities (PSP) to Medium Density Suburban (MDS) on a ±8.04-acre portion of a ±22.048-acre parcel (APN 532-020-12);
 - b. Medium Density Suburban (MDS) and Public Semi-Public Facilities (PSP) to Parks and Recreation (PR) on ±13.892 acres of the same ±22.048-acre parcel (APN 532-020-12); and
 - c. Parks and Recreation (PR) and Public Semi-Public Facilities (PSP) to Medium Density Suburban (MDS) on a ±1.969-acre portion of a ±70.34-acre parcel that is part of the Eagle Canyon Ranch Tentative Map Case Number TM13-002 (APN 532-020-19).
- (2) Approve a resolution adopting an amendment to the Spanish Springs Regulatory Zone Map; and
- (3) Direct staff to forward the amendment to the Board of County Commissioners. These approvals include administrative changes with a revised map series including an updated parcel base and updated applicable text.
- (4) Authorize the Chair to sign Resolution Number 16-10 on behalf of the Planning Commission.

Possible Motion for Regulatory Zone Amendment

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission recommend adoption of the Regulatory Zone Amendment Case Number RZA16-004 to the Washoe County Board of Commissioners 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 RZA16-004 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.*

Appeal Process

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

xc: Applicant/Owner: Jesse Haw c/o Spanish Springs Associates, LP, 550 W. Plumb Lane, Suite B-505, Reno, NV 89509, jesse@hawcoproperties.com

Consultant: Robert M. Sader, 8600 Technology Way, Suite 101, Reno, NV 89521, rmsader@robertmsaderltd.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER RZA16-004 AND THE AMENDED SPANISH SPRINGS REGULATORY ZONE MAP

Resolution Number 16-10

WHEREAS

- A. Regulatory Zone Amendment Case Number RZA16-004 came before the Washoe County Planning Commission for a duly noticed public hearing on August 2, 2016; and
- B. The Washoe County Planning Commission heard input from both staff and the public regarding the proposed Regulatory Zone Amendment; and
- C. The Washoe County Planning Commission gave reasoned consideration to the information it has received regarding the proposed Regulatory Zone Amendment; and
- D. Pursuant to Washoe County Code Section 110.821.15(d), the Washoe County Planning Commission made the following findings necessary to support its recommendation for adoption of the proposed Regulatory Zone Amendment, Case Number RZA16-004:
1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone map;
 2. Compatible Land Uses. The proposed amendment will provide for land use 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 adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed Regulatory Zone Amendment;
 5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan;
 6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services, and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.821.15(c) and (d):

1. The Washoe County Planning Commission does hereby recommend APPROVAL of Regulatory Zone Amendment Case Number RZA16-004 and the amended Spanish Springs Regulatory Zone map as contained in Exhibit A to this resolution, changing the current regulatory zone:
 - a. from Public and Semi-Public Facilities to Medium Density Suburban on a ±8.04-acre portion of a ±22.048-acre parcel (APN 532-020-12);
 - b. from Medium Density Suburban and Public Semi-Public Facilities to Parks and Recreation on a ±13.892-acre portion of the same ±22.048-acre parcel (APN 532-020-12); and
 - c. from Parks and Recreation and Public Semi-Public Facilities to Medium Density Suburban on a ±1.969-acre portion of a ±70.34-acre parcel that is part of the Eagle Canyon Ranch Tentative Map Case Number TM13-002 (APN 532-020-19).
2. A report describing this amendment and the discussion of it at this public hearing, this recommendation, and the vote on the recommendation be forwarded to the Washoe County Board of County Commissioners.

ADOPTED on August 2, 2016

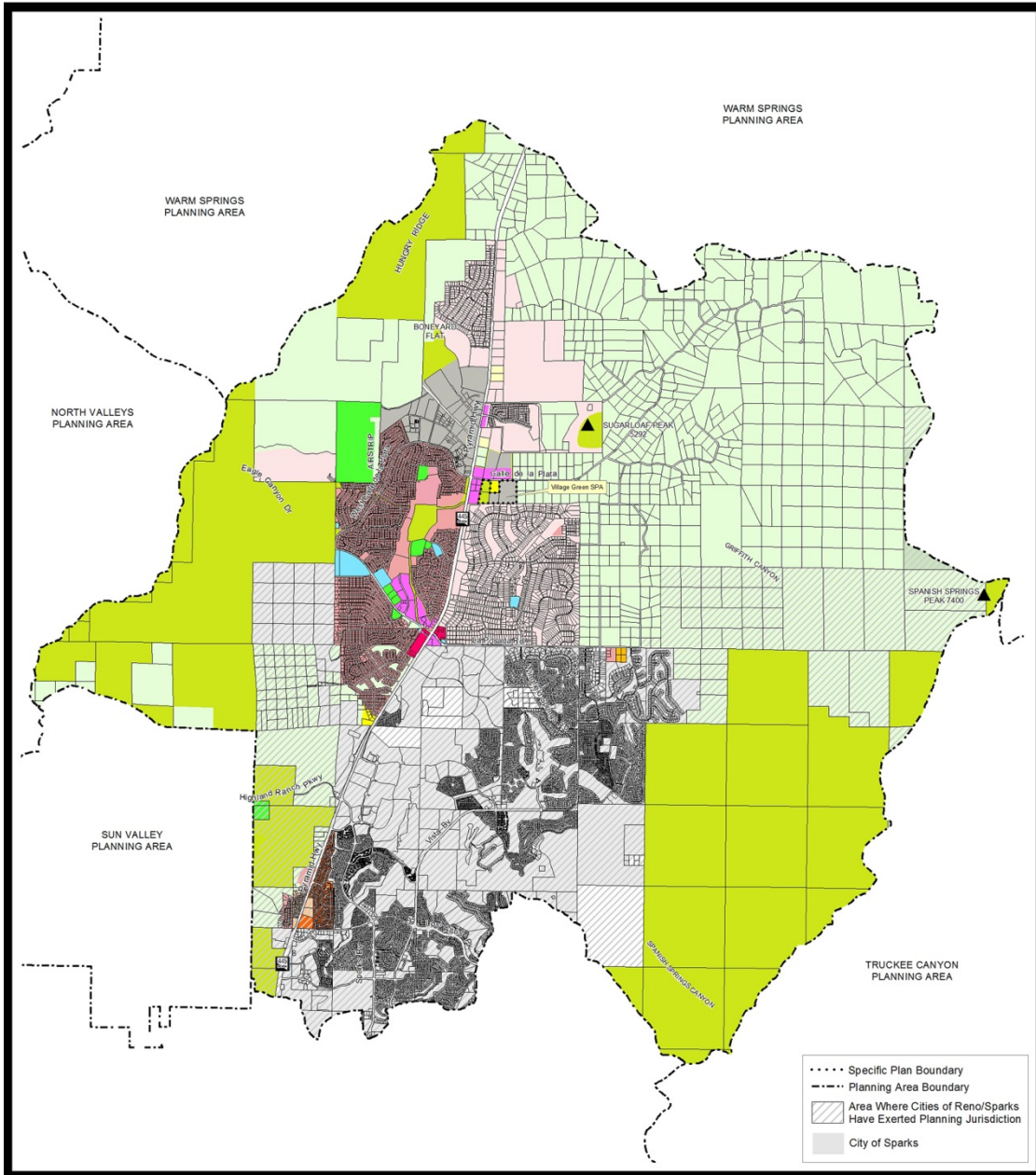
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

James Barnes, Chair

Exhibit A – Spanish Springs Regulatory Zone Map



..... Specific Plan Boundary
 - - - - - Planning Area Boundary
 Area Where Cities of Reno/Sparks Have Exerted Planning Jurisdiction
 City of Sparks

SPANISH SPRINGS REGULATORY ZONE MAP

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

Planning and Development Division

PC Date: August 2, 2016
BCC Date:

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 0 1,500 3,000 6,000 Feet

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

Community Services Department

WASHOE COUNTY NEVADA

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



Washoe County School District

425 East Ninth Street * P.O. Box 30425 * Reno, NV 89520-3425
Phone (775) 348-0200 * (775) 348-0304 * www.washoeschools.net

Board of Trustees: Angela Taylor, President * John Mayer, Vice President * Veronica Frenkel, Clerk * Ryan Gonda
Diane Nicolet * Howard Rosenberg * Lisa Ruggerio * Traci Davis, Superintendent

25 May 2016

Jesse Haw, President
Hawco Development Company, General Partner
Spanish Springs Associates Limited Partnership
550 W. Plumb Lane, Suite B 505
Reno, NV 89507

RE: Hawco/Harris Ranch School Site

Dear Mr. Haw,

On August 3, 2015 the Washoe County School District provided a letter to Spanish Springs Associates relinquishing the District's interest in a 10-acre property located approximately one mile north of the existing Alyce Taylor Elementary School in Spanish Springs. The reason for this relinquishment was the close proximity to Taylor Elementary School, which would not work well for efficient zoning of students to either school site and would have the effect of clustering two elementary schools in a small geographic area.

Fortunately, an alternative school site location has been identified in the proposed Harris Ranch Subdivision, which is also being developed by Spanish Springs Associates. In a similarly generous offer, the property will be donated to the School District by Hawco/Spanish Springs Associates, which is greatly appreciated by the District. Being situated on the east side of Pyramid Lake Highway, the District will have the availability of a school site better situated to the District's needs in the northern Spanish Springs area.

Please feel free to contact me or any of my staff to discuss this property or any other matter that may benefit the 64,000 students of Washoe County. We look forward to many years of mutually beneficial cooperation between Spanish Springs Associates and the Washoe County School District.

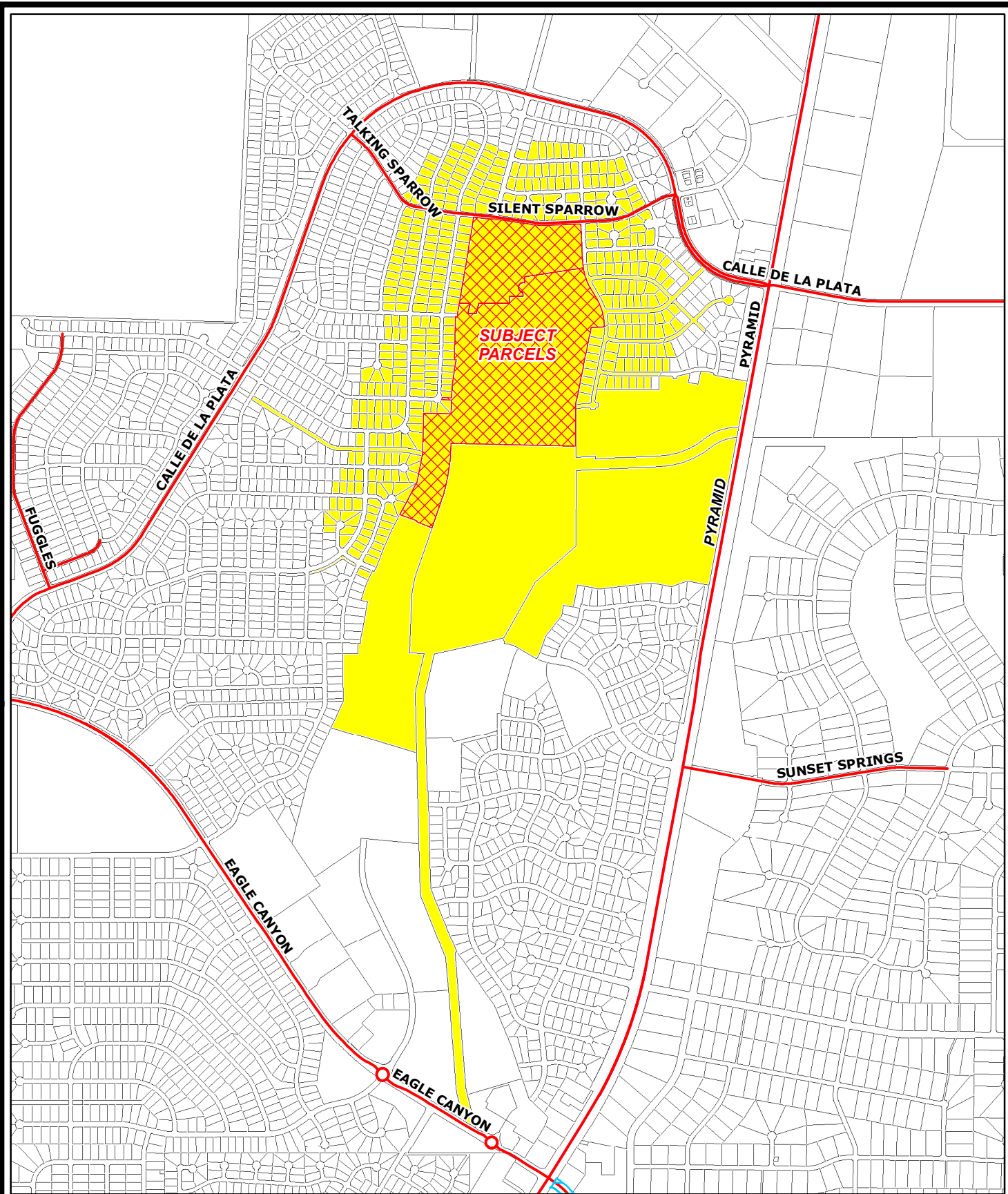
Sincerely,

Pete Etchart
Chief Operating Officer
Washoe County School District
7495 South Virginia Street
Reno, Nevada 89511

cc: ✓ Robert M. Sader, Esquire
Joe Gabica, Interim Chief Facilities Management and Capital Projects Officer
Randy Baxley, School Planner
Tami Zimmerman, WCSD Director of Planning and Design

RZA16-004
EXHIBIT B

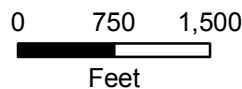
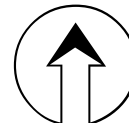




**Regulatory Zone Amendment Case No. RZA16-004
(Silent Sparrow)**

APN 532-020-12 & APN 532-020-19
426 parcels within 750 feet of subject properties

Source: Planning & Development, July 12, 2016



Community Services
Department, Planning
and Development



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

WASHOE COUNTY HEALTH DISTRICT

ENHANCING QUALITY OF LIFE

July 13, 2016

Lora Robb, Planner
Washoe County Community Services
Planning and Development Division
PO Box 11130
Reno, NV 89520-0027

RE: Silent Sparrow; APN: 532-020-12 and 532-020-19
Regulatory Zone Amendment; RZA16-004

Dear Ms. Robb:

The Washoe County Health District, Environmental Health Services Division (Division) Engineering and Vector have reviewed the above referenced project. This project is proposing to amend the Spanish Springs Regulatory Zone Map. Approval by this Division is subject to the following:

1. All existing and future parcels shall be served by Municipal Water and Sewer.
2. After having reviewed the Regulatory Zone Amendment from Silent Sparrow, please be advised that Low Impact Development (LID) designs are included in the plans project infrastructure including a vault unit with sumplees catch basins to reduce the downstream effects of sediment and oil runoff.

If you have any questions regarding the foregoing, please call Jim English at 328-2610 or Jim Shaffer 785-4599 regarding engineering or vector comments, respectively.

Sincerely,

James English
Environmental Health Specialists Supervisor
Environmental Health Services

J.L. Shaffer
Program Coordinator/Planner
Vector-Borne Diseases Program
Environmental Health Services

JE/JS:wr

Cc: File - Washoe County Health District
Robert Sader – rmsader@robertmsaderltd.com

