



Planning Commission Staff Report

Meeting Date: November 7, 2018

Agenda Item: 7A

MASTER PLAN AMENDMENT CASE NUMBER: WMPA18-0004 (Estates at Marango Springs)
REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA18-0004 (Estates at Marango Springs)

BRIEF SUMMARY OF REQUEST: (1) To adopt an amendment to the Washoe County Master Plan South Valleys Area Plan to change the Master Plan Category on land totaling ± 80.0 acres from Rural Residential and Rural to Suburban Residential; and (2) to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from Low Density Rural (LDR), General Rural (GR) and Medium Density Rural (MDR) to Low Density Suburban (LDS).

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

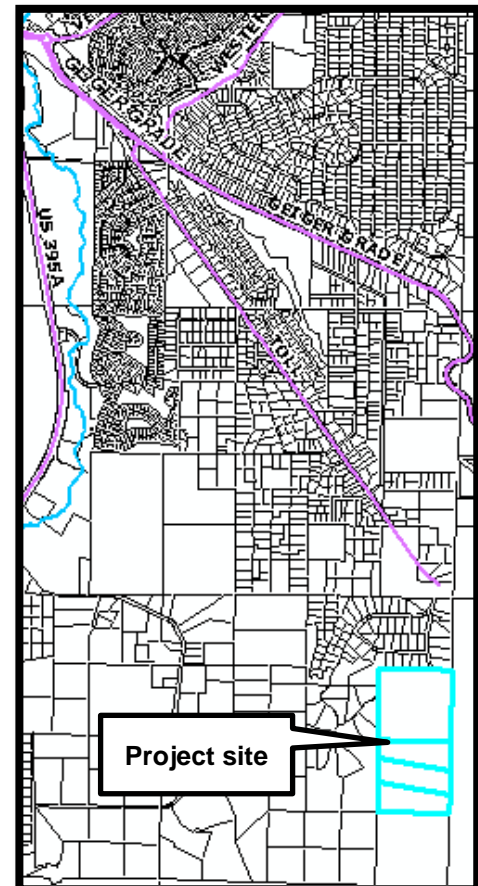
CASE DESCRIPTION

For possible action, hearing, and discussion:

(1) To adopt an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to change the Master Plan Category on four parcels of land totaling ± 80.12 acres as follows. The existing Rural Residential (RR) category on ± 70.12 acres of the land would change to ± 45.12 acres of Suburban Residential (SR) and ± 25 acres would remain RR. The remaining 10 acres of land would retain their existing category of Rural (R); and

(2) Subject to final approval of the associated Master Plan Amendment, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zones on the same ± 80.12 acres of land as follows. The existing regulatory zones of ± 35.26 acres of Low Density Rural (LDR) and ± 34.86 acres of Medium Density Rural (MDR) would be changed to ± 45.12 acres Low Density Suburban (LDS) (1 dwelling unit / 1 acre) and ± 25.0 acres Medium Density Rural (MDR) (1 dwelling unit / 5 acres). The existing regulatory zone of General Rural (GR) on the remaining ± 10.0 acres will remain unchanged.

Applicant/Property Owner: Harry Fry
Location: 18090 Marango Road
APN: 017-410-05, 050-571-24, 050-571-25, & 050-571-26
Parcel Size (overall): ± 80 acres total
Master Plan: Rural & Rural Residential
Regulatory Zones: Low Density Rural (LDR) (1 dwelling unit / 10 acres),
Medium Density Rural (MDR) (1 dwelling unit / 5 acres) &
General Rural (GR) (1 dwelling unit / 40 acres)



Area Plan:	South Valleys	
Citizen Advisory Board:	South Truckee Meadows/Washoe Valley	
Development Code:	Authorized in Article 820, Amendment of Master Plan; and Article 821, Amendment of Regulatory Zone	
Commission District:	2 - Commissioner Lucey	

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 at Exhibit A to this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0004 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d).

(Motion with Findings on Page 21)

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 Regulatory Zone Amendment Case Number WRZA18-0004 for Harry Fry, having made of the following findings in accordance with Washoe County Code Section 110.821.15(d).

(Motion with Findings on Page 22)

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Master Plan Amendment Resolution Exhibit A

Regulatory Zone Amendment Resolution Exhibit B

Approved Unbuilt Map for South Valleys Exhibit C

South Truckee Meadows/ Washoe Valley Citizen Advisory Board Minutes Exhibit D

Noticing Map Exhibit E

Agency Comments..... Exhibit F

Application Exhibit G

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 contains 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 adopting 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 a 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 then require conformance review with Truckee Meadows Regional Plan.

This master plan amendment is requesting to change 70.12 acres of Rural Residential (RR) category to 45.12 acres of Suburban Residential (SR) and 25 acres of RR.

Explanation and Processing of a Regulatory Zone Amendment

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

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

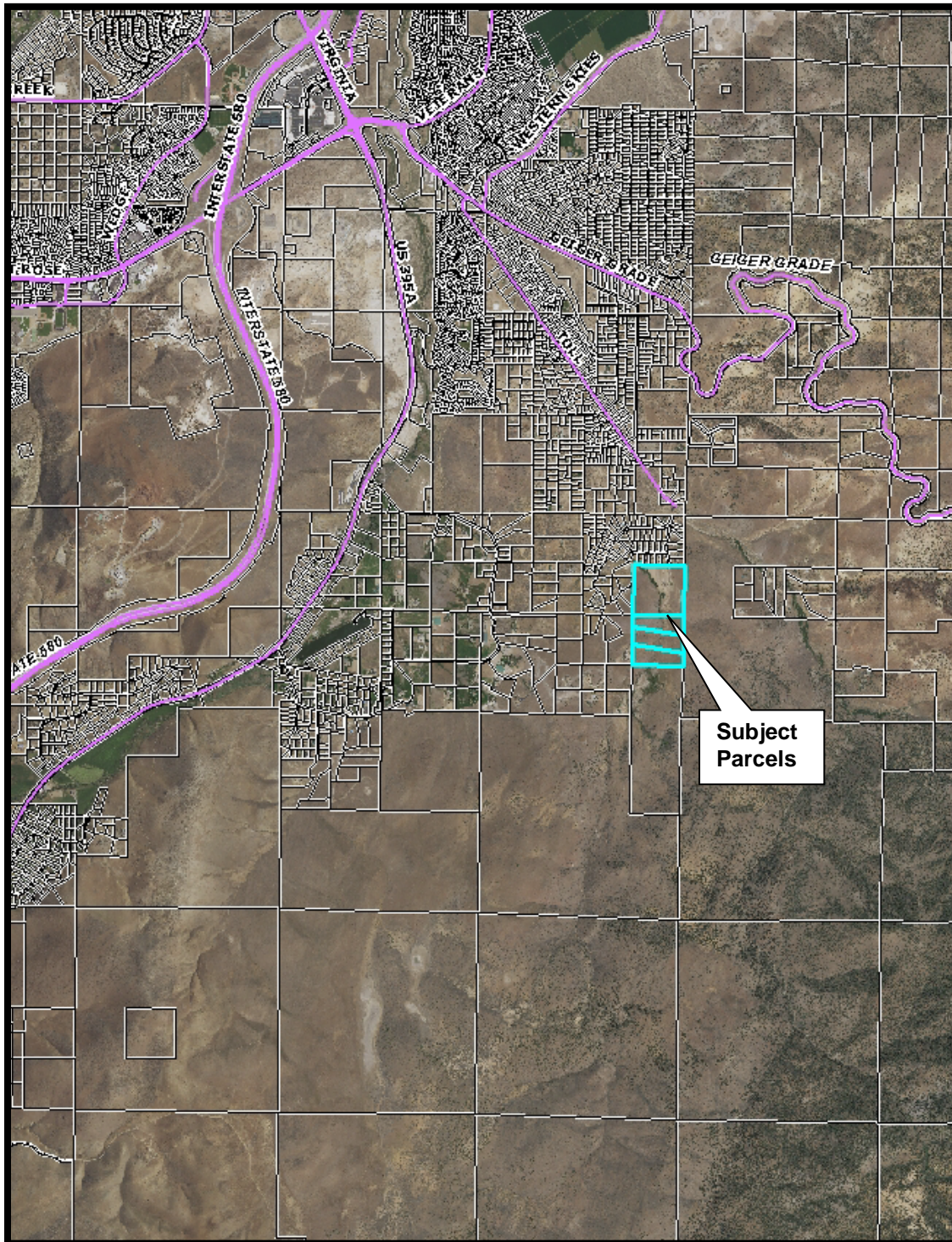
Regulatory zones are designed to implement and be consistent with the Master Plan by ensuring that the stability and character of the community will be preserved for those who live and work in the unincorporated areas of the County. A regulatory zone cannot be changed if it conflicts with the objectives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

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

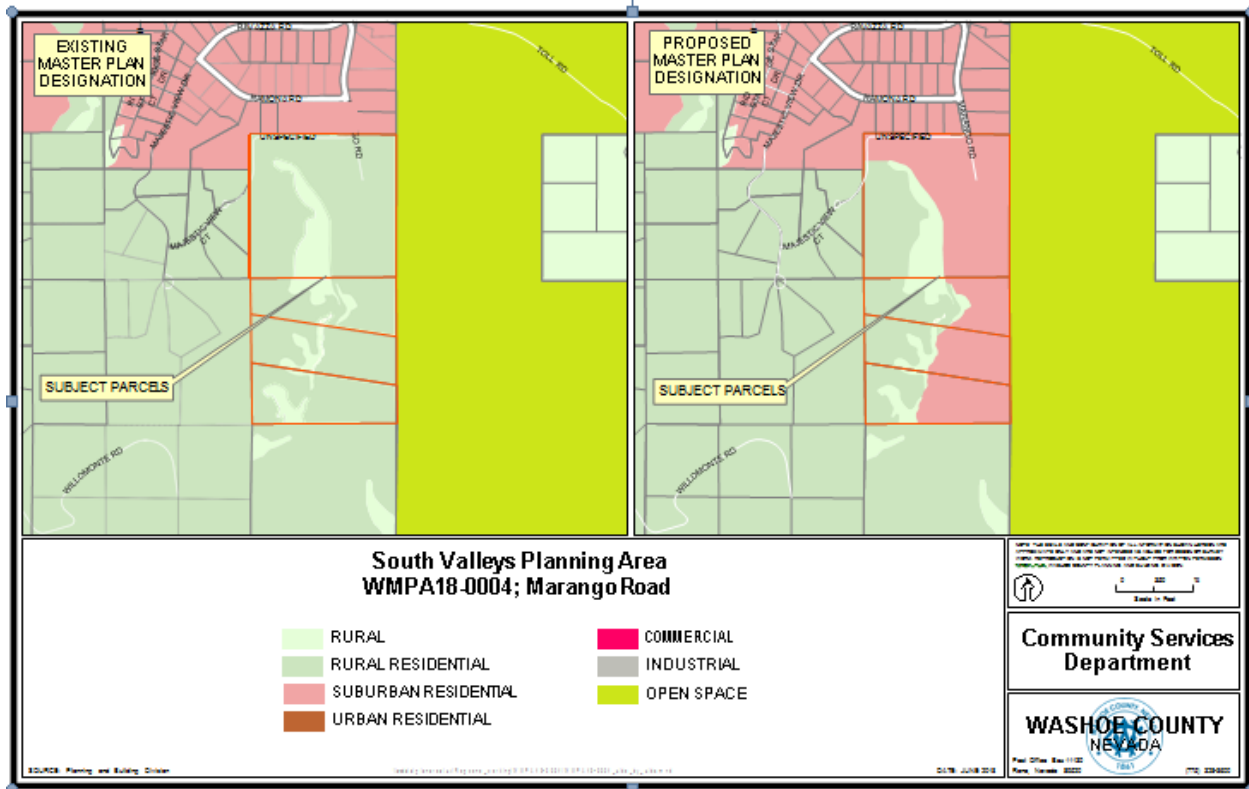
Requests to change a regulatory zone affecting a parcel of land or a portion of a parcel are processed under Article 821, Amendment of Regulatory Zone, of the Washoe County Development Code. Rezoning or reclassification of a lot or parcel from one Regulatory Zone to another requires action by both the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

The Planning Commission may deny a Regulatory Zone Amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must be noticed pursuant to 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.

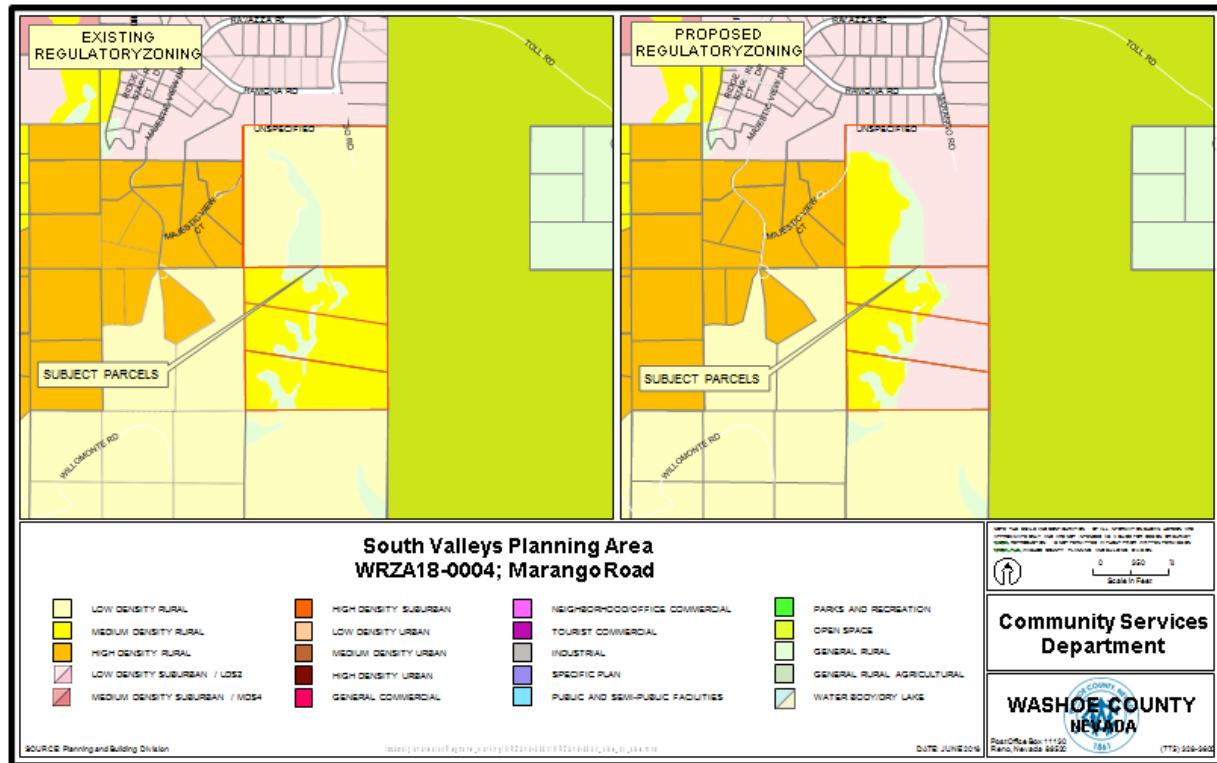
This amendment to the South Valleys Regulatory Zone Map is proposing to change ± 35.26 acres of Low Density Rural (LDR) and ± 34.86 acres of Medium Density Rural (MDR) to ± 45.12 acres Low Density Suburban (LDS) and ± 25.0 acres Medium Density Rural (MDR).



Vicinity Map



Existing and Proposed Master Plan Maps



Existing and Proposed Regulatory Zone Maps

Analysis

Current Conditions

The applicant is proposing to change the master plan categories and regulatory zonings for four parcels, which total ±80.12 acres in size. The parcels are located within the South Valleys Area Plan and are in the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). The site is located off Marango Road, which is off Toll Road. The request seeks to amend ±70.12 acres of the subject property’s master plan categories and regulatory zones. The application is not proposing to change 10 acres, which have a master plan category of Rural (R) and a regulatory zone of General Rural (GR) (see the maps on page 8).

The applicant proposes to change 45.12 acres that have a master plan category of Rural Residential (RR) to Suburban Rural (SR). See the following table for the current and proposed master planned categories and acreage:

Current category & acreage		Proposed category & acreage		
Rural Residential (RR)	Rural (R)	Suburban Rural (SR)	Rural Residential (RR)	Rural (R)
70.12 acres	10 acres	45.12 acres	25 acres	10 acres

The request also, seeks to change the property’s regulatory zone on 54.98 acres from Low Density Rural (LDR) and Medium Density Rural (MDR) to Low Density Suburban (LDS) and Medium Density Rural (MDR), while the existing 10 acres zoned General Rural (GR) will remain unchanged. See the following table for the current and proposed regulatory zoning, acreage and allowed dwelling units:

Current zoning & acreage & units		
Low Density Rural (LDR)	Medium Density Rural (MDR)	General Rural (GR)
35.26 acres	34.86 acres	10 acres
1 unit per 10 acres- 3 units	1 unit per 5 acres- 6 units	1 unit per 40 acres

Proposed zoning & acreage & units		
Low Density Suburban (LDS)	Medium Density Rural (MDR)	General Rural (GR)
45.12 acres	25 acres	10 acres
1 unit per 1 acre- 45 units	1 unit per 5 acres- 5 units	1 unit per 40 acres

The proposed LDS regulatory zone area will allow one unit per acre and parcels with the MDR regulatory zone will allow one unit per 5 acres. The current LDR regulatory zone allows a density of one unit per 10 acres; combined with the MDR regulatory zone acreage, the property currently allows for a total 9 units for the ±80.12 acres site. The proposed amendments would establish a density to allow for a total of 50 residential units for the ±80.12 acres site. (See the above table). The applicant has indicated that a maximum of 50 homes are planned for the project site.

The project site is undeveloped, with a few ponds fed by natural springs and a small storage facility. There are primarily single family homes and vacant land surrounding the property, including a large 397 acre parcel to the east owned by the federal government. The terrain is

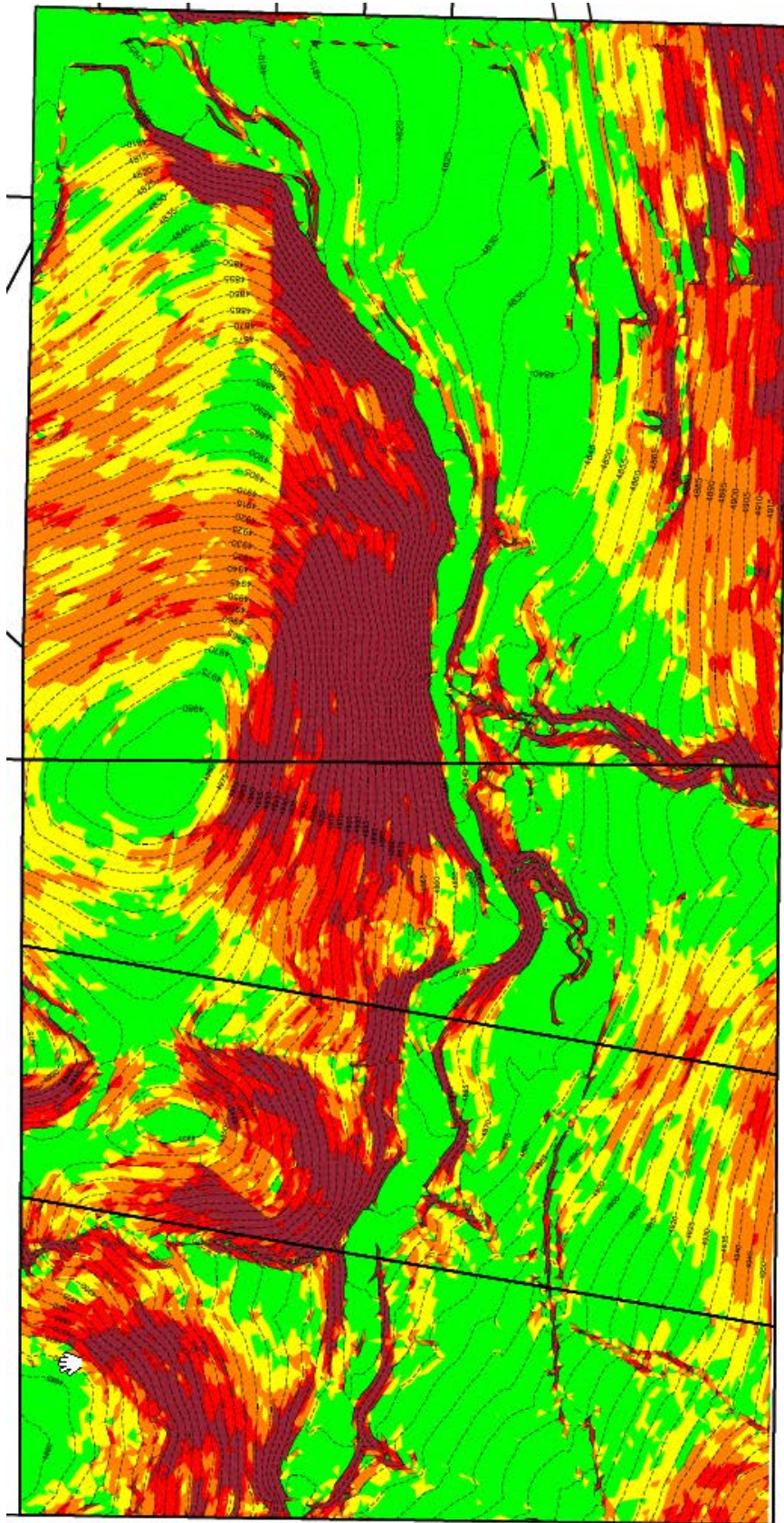
sloped with a drainage way running through the middle portion of the project site and this area master plan designation is Rural and regulatory zone is General Rural (GR).



Looking south at project site



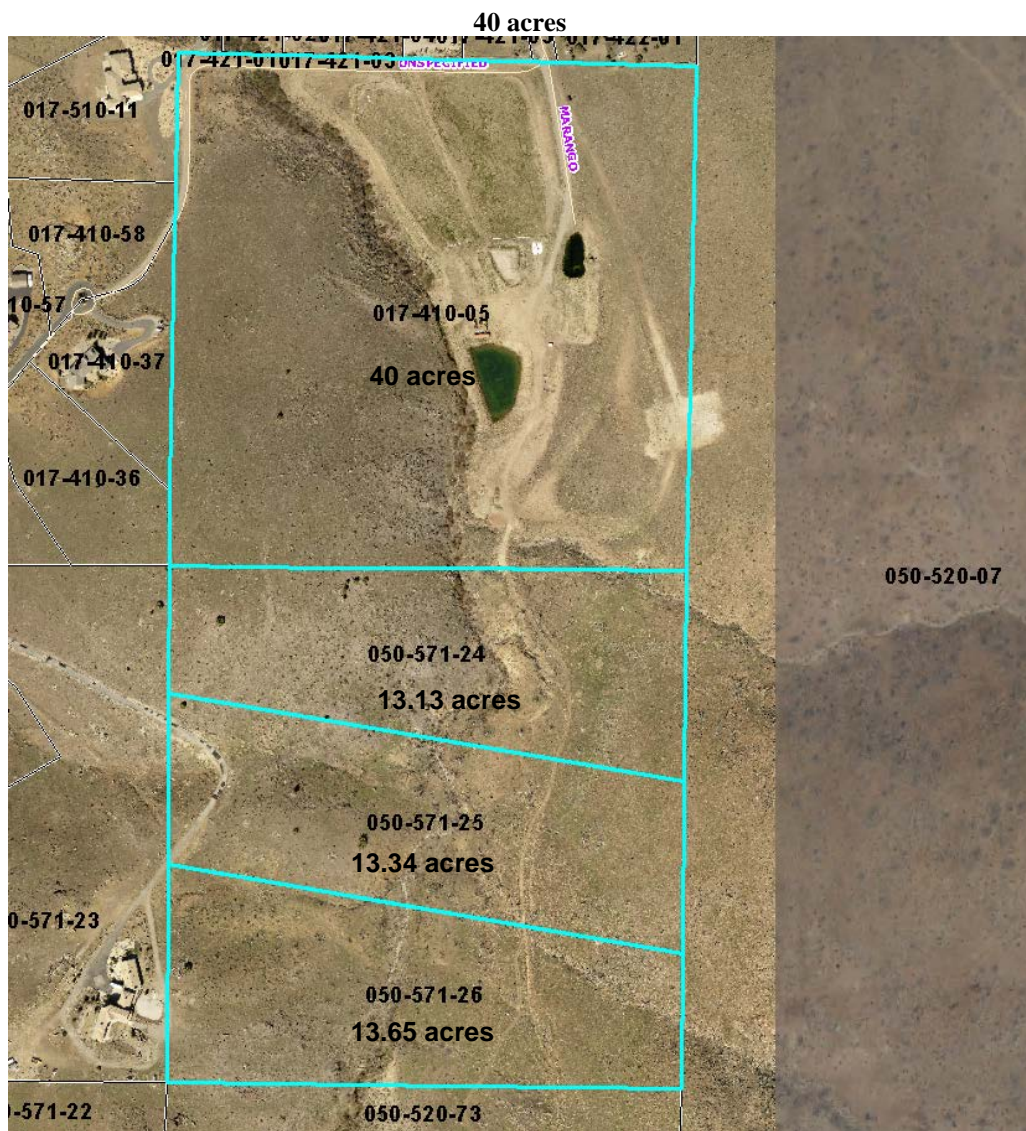
Looking southwest at project site



Slope Analysis Map

SLOPE RANGE LEGEND					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	PERCENT OF TOTAL AREA
1	0.00%	15.00%	■	31.01 AC	38.91
2	15.00%	20.00%	■	16.38 AC	20.55
3	20.00%	25.00%	■	12.93 AC	16.23
4	25.00%	30.00%	■	7.74 AC	9.71
5	30.00%	-----	■	11.63 AC	14.59

TOTAL SITE AREA = 79.69 ac.



Parcel with parcel numbers and acreage

Change of Conditions

The conditions in the area have changed over the past 20 years and more residential homes have been constructed. The development to the west, off Majestic View Drive, was developed in the mid-2000's by the developer that is now proposing to develop the parcels, which are subject of this amendment requests. The applicant states that a tentative subdivision map will be submitted, if this request is approved, to develop the site. The demand for single-family dwellings in our region has been increasing as the local economy has improved.

Consistency with Master Plan and Regulatory Zone Map

Master plan amendments and 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 Two: Standards ensure that land use patterns are compatible with suburban development and incorporate mixed-use.

- LUT.2.2 Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:
- a. Directs development away from hazardous and sensitive lands.
 - b. Preserves areas of scenic and historic value.
 - c. Provides access to public land.
 - d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.
 - e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.
 - f. Furthers the purposes and intent of the respective Area Plan.
 - g. Prevents soil erosion.
 - h. Encourages a minimum distance from residential dwellings to active recreation in parks.

Staff Comment: This proposal provides varying lot sizes and while preserving sensitive lands that will maintain the current master plan designation and regulatory zoning.

Housing Element – Volume One of the Washoe County Master Plan

Policy 1.5: Encourage development at higher densities where appropriate.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high density areas.

Staff Comment: This proposal provides higher housing densities than current allowed for a portion of the site.

South Valleys Area Plan- Volume Two of the Washoe County Master Plan

Vision and Character Management- Land Use

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

SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys' character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.

Staff Comment: This proposal has been presented for review to the South Truckee Meadows Citizen Advisory Board, a neighborhood meeting and now to the Planning Commission.

SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition 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. **Low Density Suburban (LDS - One unit per 1 acre).**
- e. Medium Density Suburban (MDS - Three units per 1 acre).
- f. Public/Semi-public Facilities (PSP).
- g. Parks and Recreation (PR).
- h. Open Space (OS).
- i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
- j. Neighborhood Commercial (NC).

Staff Comment: This proposal is requesting to change a portion of the site to the regulatory zoning of Low Density Suburban (LDS).

Goal Three: Steamboat Valley Rural Transition Character Management Area. Establish and support the development of a small mixed-use district that will provide a transitional area between the urban character areas within the incorporated City of Reno to the north and the rural character of the Steamboat and Pleasant Valleys.

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

Staff Comment: This proposal is proposing to provide a wider range of residential land uses.

Desired Pattern of Growth

According to the South Valleys Area Plan it is anticipated that growth will occur in areas like the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). Goal 3 SV.3.2 states that the area “will provide a wide range of residential land uses. Residential land uses will range from rural to suburban”.

Compatible Land Uses

In determining compatibility with surrounding land uses, staff reviewed the Land Use Compatibility Matrix with the proposed regulatory zones. 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:

Compatibility Rating of Proposed Regulatory Zone with Existing Regulatory Zones on Adjacent Parcels

Proposed Regulatory Zone	Existing Adjacent Regulatory Zone	Compatibility Rating
Low Density Suburban (LDS) & Medium Density Rural (MDR)	Low Density Suburban (LDS) (located to the north)	High
	Open Space (OS) (located to the east)	High
	Low Density Rural (LDR) (located to the west & south)	High
	High Density Rural (HDR) (located to the west)	High

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

Availability of Facilities

Water and Sewer: The project site is within the Truckee Meadows Service Area (TMSA) and will require the developer to obtain water rights from the Truckee Meadows Water Authority (TMWA) and no groundwater wells will be allowed. The applicant will fund connection to water and sewer service for the project site and states that the LDS zoning is needed to make the connection to these municipal services feasible. The applicant has indicated the project will connect to the water line located on Ramona Drive. Also, the application states that the South Truckee Meadows Water Reclamation Facility (STMWRF) has capacity for the proposed development. Currently, the sewer line which terminates at Majestic View Drive and Star Point Drive would be able to connect to the proposed development. The development will increase water runoff and culverts will be needed to be constructed to convey runoff water.

Community Services: There are two fire stations approximately 4 miles away from the site; Truckee Meadows Fire Protection District Station 36 is located at Arrowcreek Parkway and Thomas Creek and the City of Reno Station 12 is located on Steamboat Parkway and Veterans Parkway. The closest health care facilities are Renown South Meadows Medical Center located at 10101 Double R Blvd and St. Mary's off Mt Rose Highway located at 18653 Wedge Parkway. Washoe County Sheriff will provide the policing in the area.

The subject parcel is currently zoned for Brown Elementary, Depoali Middle School, and Damonte Ranch High School. Based on the assumption of 50 new units at the site, it is estimated to generate 14 elementary students, 3 middle school students and 7 high school students. The Washoe County School District does not have capacity issues in the area. There is a new elementary school opening in 2019, a middle school in 2020, and Damonte High School was been enlarged. The South Valleys Public Library is located at Wedge Parkway and Whites Creek Lane, where South Valleys Regional Park is also located.

Traffic: The development will be accessed from Toll Road, which is classified as a collector, to Ravazza Road and then Marango Road, which are both classified as local roadways. The applicant states that the development does not meet the thresholds for a traffic study. If, the area is developed further the roadways and traffic will be reviewed to confirm if any traffic improvements are needed. There is no secondary access to the project site. The South Valleys Area Plan policy S.V.3.6. states, "Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established." The proposed development is not located to provide this connection, however as more development occurs this secondary access will be more likely to be developed.

Staff Comments on Required Master Plan Findings

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the 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 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 regulatory zones have high compatibility with all surrounding uses as identified in Table 3 – Land Use Compatibility Matrix of the Land Use and Transportation Element of the Washoe County Master Plan.

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

Staff Comment: This proposal supports growth within the Truckee Meadows Service Area (TMSA) and provides for more housing which is a continual need in the community as the economy improves and growth continues throughout the region.

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

Staff Comment: There are planned facilities for the area and if this proposal is approved the developer will need to facilitate the development of these facilities, including water and sewer service.

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

Staff Comment: The proposed amendment will further implement the desired pattern of growth, particularly as stated in the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). Goal 3 SV.3.2 states that the area "will provide a wide range of residential land uses. Residential land uses will range from rural to suburban Residential land uses will range from rural to suburban."

6. 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.

South Valleys Area Plan Findings

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

- SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition 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. Low Density Suburban (LDS - One unit per 1 acre).
 - e. Medium Density Suburban (MDS - Three units per 1 acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
 - i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
 - j. Neighborhood Commercial (NC).

Staff Comment: The proposed change to Suburban Rural will allow the Regulatory Zone of Low Density Suburban (LDS).

- SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

Staff Comment: The proposed change to Suburban Residential (SR) and Rural Residential (RR) master plan categories will provide a range of residential land uses.

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 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 subject site is adjacent to areas that are developed at a similar density to the proposed 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: This proposal supports growth within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA) and responds to the need for more housing in the community.

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 needed facilities are present or are planned to be provided by the applicant.

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.

Staff Comment: The proposed amendment will not impact 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 promote the desired pattern for the orderly physical growth of the County and guides development of the County and maintains the drainage area as General Rural (GR).

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.

South Truckee Meadows/ Washoe Valley Citizen Advisory Board (STMWVCAB)

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 scheduled STMWVCAB meeting on June 14, 2018. The CAB voted to deny the request and to review the CAB minute see Exhibit D. At the meeting on June 14th there were comments including the following:

- Access, safety and roadways
- Water flow, flooding and drainage
- Issues with the developer

The applicant held a neighborhood meeting on September 19, 2018 and reviewed the changes made to the plan since the CAB meeting. The applicant had decreased the number of units from 80 to 50. There were approximately 20-25 people at the meeting and many of the same concerns were raised as at the CAB meeting, including:

- Traffic and safety
- Density and Quality of life
- Water tank location

Public Notice for Master Plan Amendment

Notice for master plan amendments has been provided in accordance with the provisions of Nevada Revised Statutes 278.210, as amended; and Notice for Regulatory Zone amendments has been provided in accordance with the provisions of Nevada Revised Statutes 278.260, as amended. The time and place of the public hearing must be 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. NRS requires a minimum of 30 separate property owners be noticed within a 750 foot radius of the subject parcel to which the proposed amendment pertains.

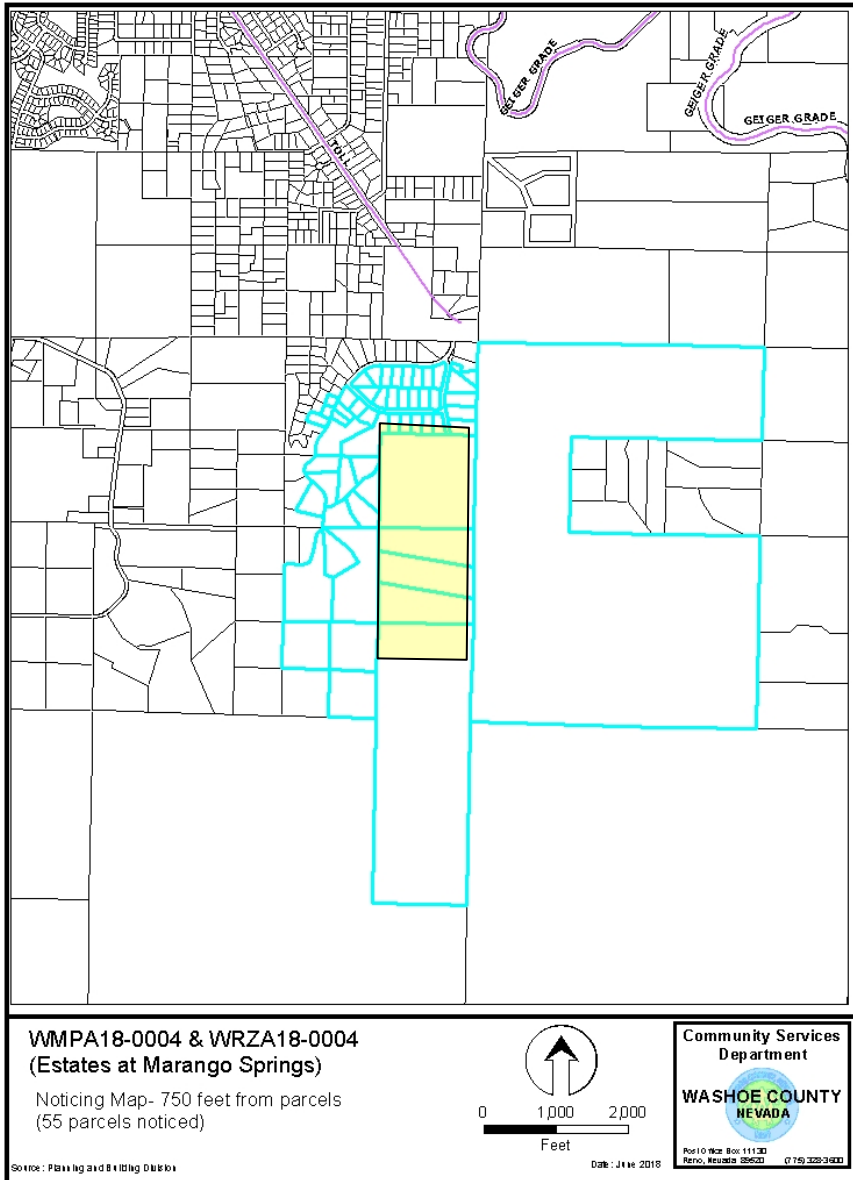
Public Notice for Regulatory Zone Amendment

Notice for Regulatory Zone amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.260, as amended, and WCC Section 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 WCC Section 110.821.20.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: Fifty Five (55) property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before the public hearing. (Exhibit F)



Agency Comments

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

- US Forest Service
- US Postal Service
- State of Nevada

- Department of Transportation
- Department of Environmental Protection
- Department of Water Resources
- Department of Wildlife
- Historic Preservation Office
- Washoe County Community Services Department
 - Planning and Building Division
 - Geographic Information Systems
 - Engineering and Capital Projects Division
 - Utilities/Water Rights
 - Parks and Open Spaces
 - Traffic Engineer
- Washoe County Health District
 - Air Quality Management Division
 - Environmental Health Services Division
 - Emergency Medical Services
- Washoe County Regional Animal Services
- Washoe County Sheriff Office
- Truckee Meadows Fire Protection District
- Regional Transportation Commission
- Washoe-Storey Conservation District
- Washoe County School District
- Nevada Historic Preservation
- Washoe Tribe of Nevada
- Truckee Meadows Water Authority
- NV Energy

The following agencies responded (see Exhibit F):

- Washoe County Regional Animal Services offered no comment.
Contact: Shyanne Schull, 775.328.2142, sschull@washoecounty.us
- Washoe County Health District offered no comment.
Contact: Jackie Lawson, 775.326.6051, jlawson@washoecounty.us
- Washoe County Engineering and Capital Projects offered comments concerning drainage.
Contact: Leo Vesely, 775.328.2040, lvesely@washoecounty.us
- Regional Transportation Commission offered no comment.
Contact: Rebecca Kapuler, 775.332.0174, rkapluer@rtcwashoe.com

- Washoe County Sheriff offered no comment.
Contact: Tim O'Connor, 775.328.3354, toconnor@washoecounty.us
- Washoe County Water Management Planner Coordinator offered comments concerning water service.
Contact: Vahid Behmaram, 775.328.3622, vbehmaram@washoecounty.us
- Nevada Division of Environmental Resources offered comments concerning water service.
Contact: Steve Shell, 775.684.2836, sshell@water.nv.gov
- Nevada Division of Environmental Protection offered comments for sewage disposal.
Contact: Patrick Mohn, 775.687.9419, pmonh@ndep.gov

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 WMPA18-0004. It is further recommended that the Planning Commission forward the Master Plan Amendments to the Washoe County Board of County Commissioners for their consideration of adoption. The following motions are provided for your consideration:

Master Plan Amendment Recommended 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 in Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA18-0004 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA18-0004 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to 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.

Regulatory Zone Amendment Recommended 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 recommends adoption of the proposed Regulatory Zone Amendment Case Number WRZA18-0004 for Harry Fry, having made all of the following findings in accordance with 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.

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.

Applicant/Property Owner: Harry Fry, 761 Greenbrae Drive, Sparks, NV 89431

Consultant: Rubicon Design Group, Attn: Scott Wright, 1610 Montclair Ave., Suite B, Reno, NV 89509, Email: swright@rubicondesigngroup.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA18-0004), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 18-21

Whereas, Master Plan Amendment Case Number WMPA18-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on November 7, 2018; and

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

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

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA18-0004, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

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

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

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

- (1) Subject to adoption 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 WMPA18-0004, 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 Washoe County Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on November 7, 2018

WASHOE COUNTY PLANNING COMMISSION

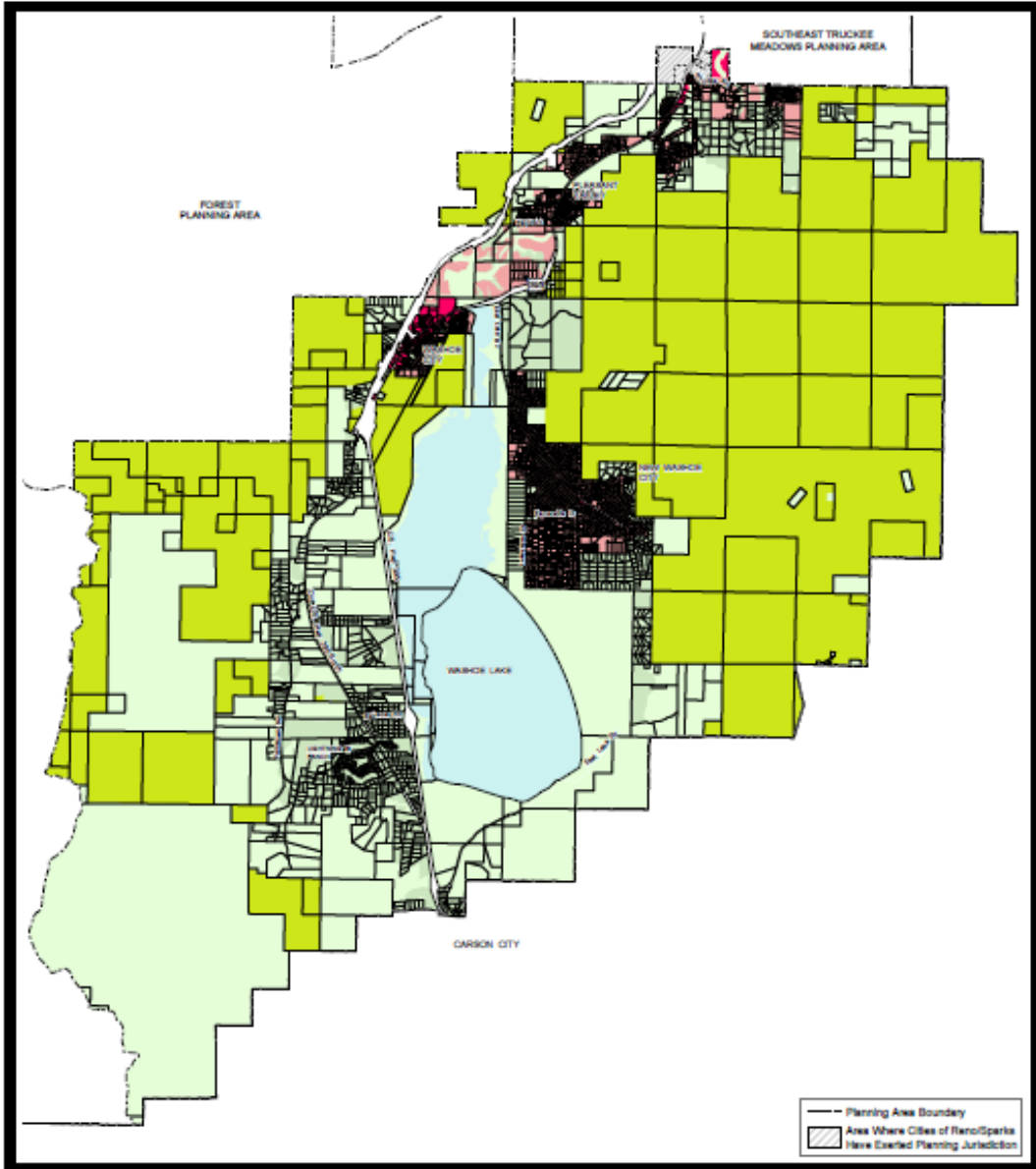
ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A – South Valley Area Plan Master Plan Map

Exhibit A, WMPA18-0004



SOUTH VALLEYS MASTER PLAN MAP

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

SOURCE: Planning and Building Division

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

WASHOE COUNTY PLANNING AND BUILDING DIVISION

DATE: _____ DIRECTOR: _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Plan Office: Box 11130
Reno, Nevada 89520 (775) 328-3820



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA18-0004 AND THE AMENDED SOUTH VALLEYS REGULATORY ZONE MAP

Resolution Number 18-22

Whereas Regulatory Zone Amendment Case Number WRZA18-0004 came before the Washoe County Planning Commission for a duly noticed public hearing on November 7, 2018; and

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

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

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

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA18-0004) 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 the military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA18-0004 and the amended South Valleys Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on November 7, 2018.

WASHOE COUNTY PLANNING COMMISSION

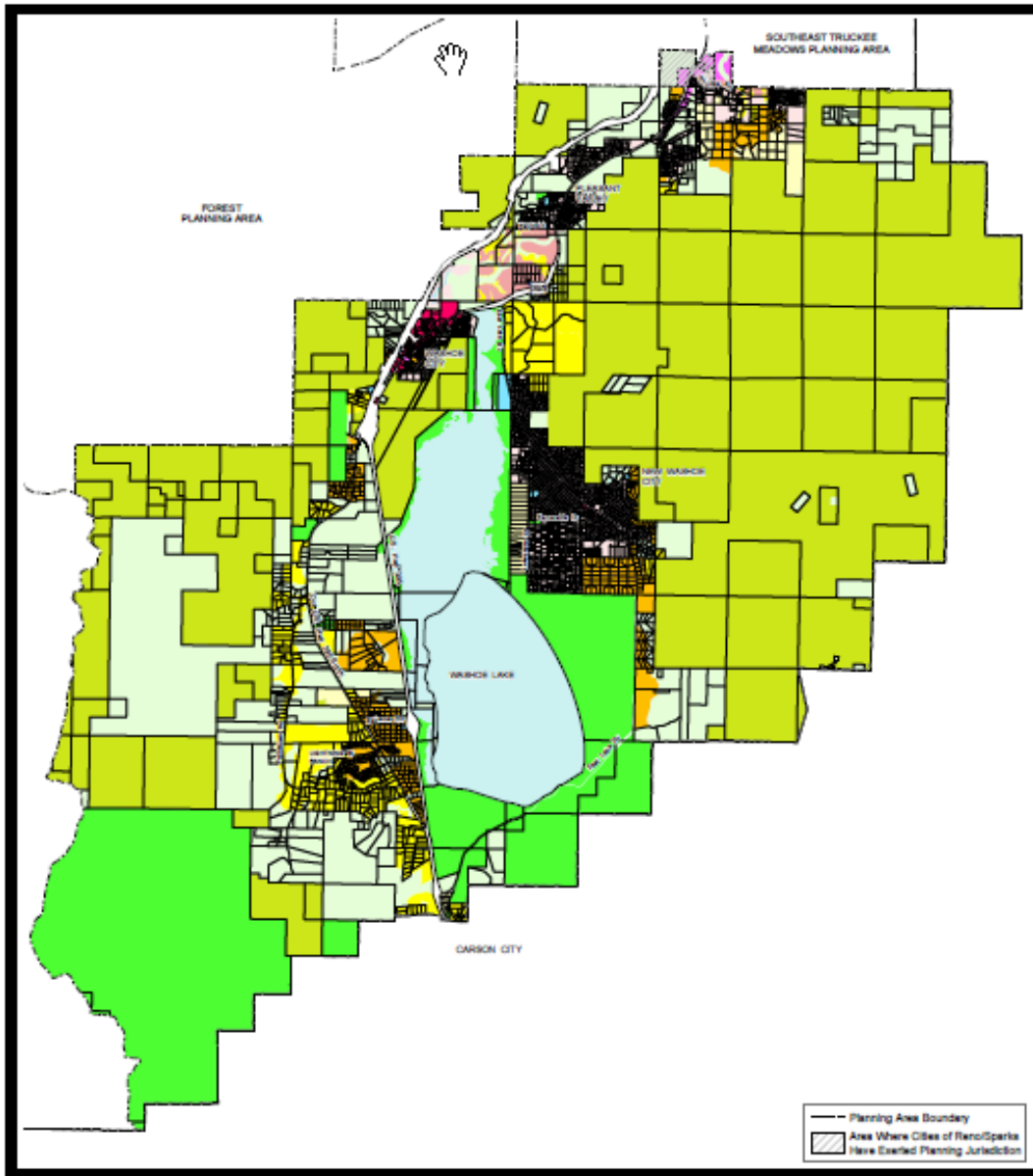
ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Attachment: Exhibit A – South Valleys Area Plan Regulatory Zone Map

Exhibit A, WRZA18-0004



SOUTH VALLEYS REGULATORY ZONE MAP

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SOURCE: Planning and Building Division

PC Date: July 3, 2018
RCC: Maplin Date

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A BASIS FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT 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: _____

PLANNING AND BUILDING DIVISION

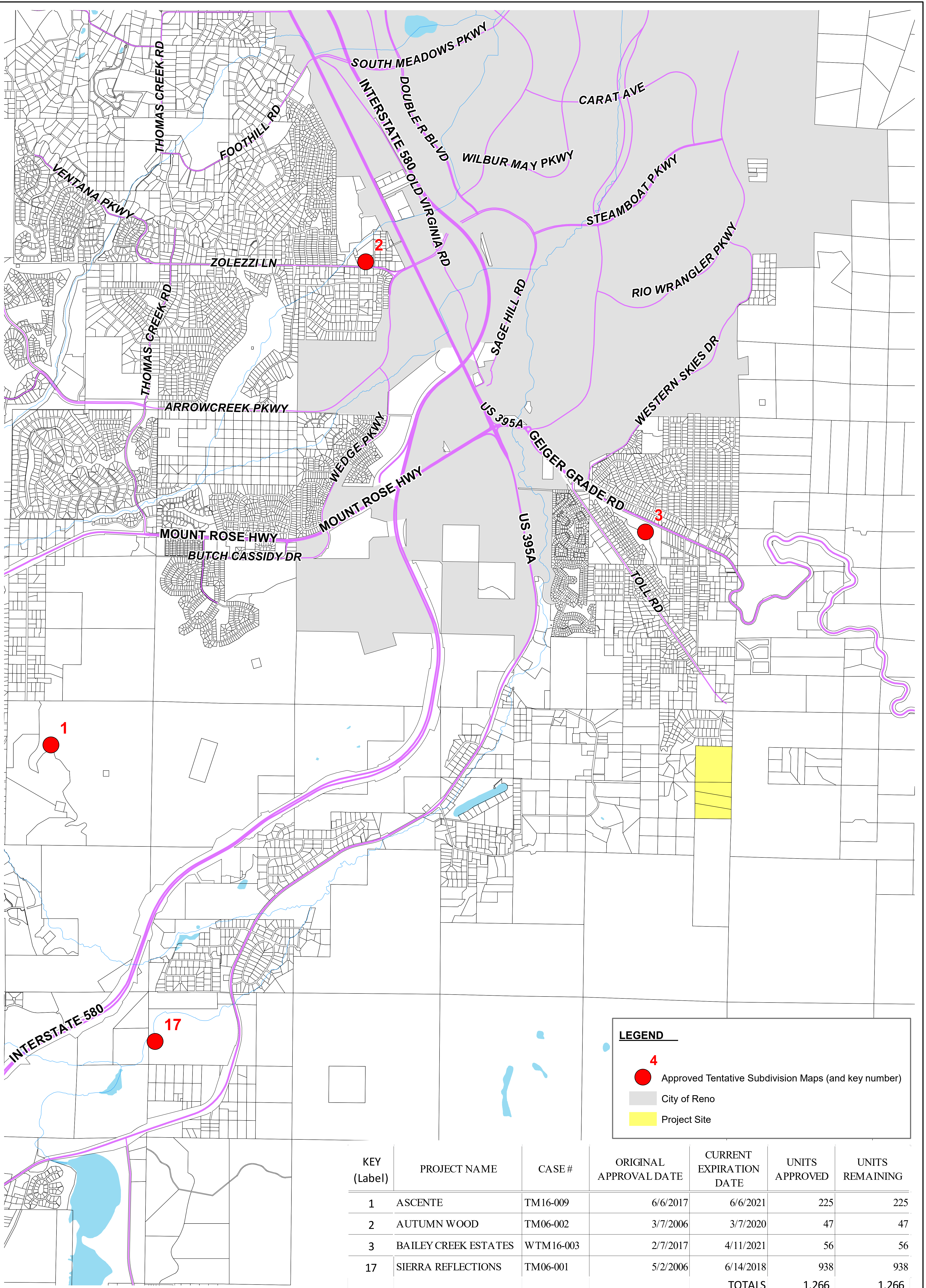
1" = 1000'

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FILE OFFICE BOX 11130
RENO, NEVADA 89520 (775) 326-3803

Community Services Department

WASHOE COUNTY NEVADA



SOURCE: Community Services Department, Planning and Development Division

**Planning and Development
Community Services Department**

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Miles

**Approved Residential Subdivisions
TOLL ROAD VICINITY**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520

December, 2016
(775) 328-3600



South Truckee Meadows/Washoe Valley 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 changes to these minutes are approved by the CAB. Minutes of the regular meeting of the South Truckee Meadows/Washoe Valley Citizen Advisory Board held June 14, 2018 6:00 p.m. the South Valleys Library at 15650A Wedge Parkway, Reno, Nevada.

1. *CALL TO ORDER/ DETERMINATION OF QUORUM - Meeting was called to order at by Steven Kelly at 6:02 p.m.

Member Present: Jim Rummings, Steven Kelly, Jason Katz. A quorum was determined.

Absent: Bob Vaught (alternate, not excused), Patricia Phillips (absent, excused), Kimberly Rossiter (absent, excused).

2. *PLEDGE OF ALLEGIANCE - Jim Rummings led the Pledge of Allegiance.

3. *PUBLIC COMMENT -

Constance Howard said as a 30 year property owner, she wants to express strong opposition for the development of lands in Washoe County. The plan releases 2/3, 62%, wilderness lands. She said Lucey's plan include Sheldon Wilderness refuse. There was no input from the public. It will be an impact on the wilderness where we recreate.

Elaine Carrick said she lives in South Reno. She said there is nothing on the agenda regarding Commission Lucey's plan to remove wilderness land. She said he claims to take protection off the wilderness and open it up for development. This would negatively impact the residents, wildlife, and visitors. She said she opposes diminishing our wilderness areas.

Marilyn Naylor, resident for 22 years, Washoe valley Alliance Board Member, spoke about the scenic bi-way. The Corridor Management Plan was published. She showed the scenic bi-way brochure. There are national and historic markers. Please adhere to the South Valleys Management Plan with preservation, open space, and heritage.

Scott Tyler, professor of Hydrology at UNR spoke about the Public Lands Act that Commissioner Lucey is proposing. Public access and public lands is what makes this area so attractive. Disposal of Federal land for development is not a long term viable option.

Steve Wolgast, resident of Callahan Ranch, said he is strongly opposed to the Lands Bill which permits further urban sprawl. He said we have seen issues all over the County. He said north towards Oregon border, the lands are used in many ways by the public. He said he opposes this bill.

Pam DuPre, 31 year resident of Washoe Valley, said she wanted to congratulate Lucey for winning primary and directs her comment to him. She spoke about wilderness lands. It would open the lands to pipeline, drilling, and gas lines. There are petroglyphs on these lands. She said Dean Heller said that people over 60 aren't using the lands, which he is wrong. The vast majority of open acreage is already open to grazing, mining, and drilling. It's a small percentage of land with wilderness quality. We ask they don't change the status of those lands at this time.

4. APPROVAL OF AGENDA FOR THE MEETING OF JUNE 14, 2018—Roger Pelham said abandonment case, item 6A will not be heard. Jason Katz moved to approve the agenda for **JUNE 14, 2018** as amended. Jim Rummings seconded the motion to approve the agenda for **JUNE 14, 2018** as amended. Motion passed unanimously.

5. APPROVAL OF THE MINUTES FOR THE MEETING OF MAY 3, 2018— tabled until next meeting.

6. DEVELOPMENT PROJECTS— The project description is provided below with links to the application or you may visit the Planning and Building Division website and select the Application Submittals page: https://www.washoecounty.us/csd/planning_and_development/index.php.

6.E. Master Plan Amendment Case Number WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs) – Request for community feedback, discussion and possible action to forward community and Citizen Advisory Board comments to Washoe County staff on a request (1) To adopt an amendment to the Washoe County Master Plan, South Valleys Area Plan to change the Master Plan Category on ±80.0-acres from ±70.43-acres of Rural Residential and ±9.58 acres of Rural to Suburban Residential; and (2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from 34.95 acres of Low Density Rural (LDR), ±9.58 acres of General Rural (GR) and ±36.51 acres Medium Density Rural (MDR) to Low Density Suburban (LDS). (for Possible Action)

- Applicant/Property Owner: Harry Fry
- Location: 18090 Marango Rd.
- Assessor’s Parcel Number: 017-410-05 & 050-571-24
- Staff: Julee Olander, Planner; 775-328-3627; jolander@washoecounty.us
- Reviewing Body: Tentatively scheduled for Planning Commission, July 3, 2018

Master plan amendment to 80 acres of property from 70 acres of Rural Residential and 9.6 acres of Rural to suburban residential

Zone Regulatory Zone change to rezone 80 acres from 34.9 acres of Low Density Rural
Located south of Toll Road
Matching zone change -Matching the neighborhood to the north

Jason Katz asked for the zone difference. The project representative said currently the zoning allows 11 units now, but want to change to allow 80 units on site. Proposing Low Density Suburban allows 1 unit acre per lots. Some lots would be larger or left empty. If granted, we would comeback with tentative map. There isn’t unlimited space within the boundary.

Jim Rummings asked about access. The representative said Toll Road is the access road. He said a traffic impact study would be conducted as the process continues through tentative map process.

Derek, the project representative, said the fire department would appreciate the road connections that would be created through the neighborhood to improve access.

Deborah Ribnick said she lives next to this property. She said she is concerned with increased density and water drainage. The bridge has already been washed out. The culverts cannot handle the water flow. Resident

on Ramona took pictures of proposed site to show the water flow. She said they had to do repair work. She said they are concern that there won't be proper infrastructure. The culverts are too small to accommodate water flow. She said the other neighborhood is low density compared to what is being proposed. There are problems with developer. He's not keeping his promise. He doesn't have integrity.

Alvin Feleciano said he lives next to the proposed project. He said the project south of his home that Dr. Fry built had flood issues. He said within 30 years, there were 4 times when it flooded and the kids could kayak around the neighborhood. He said he wants to see the tentative map hearing moved to a later date, after the 4th of July. He said would like to present his information. He said he has had tremendous issues with traffic; people speed in the 25 mph area. He said he assumes the developer will bring in water. He said he is concerned this was going to impact his water.

Bret Danner said he lives next to the subject property on the north side. On August 24, 2004, he said his house burned down, and it was total chaos. He said not one drop of water was used on his house. He said we need better roads. The fire department was maxed out; they couldn't handle it. We need more facts about this project. If you put 80 more homes, it won't work.

Steve Thompsen said he is pro development, pro growth. He said he lives in Harry Fry development. He isn't opposing the project, he opposes the developer. Just because you are a land owner, doesn't make you a developer. He said Mr. Fry needs to follow NRS 116. Mr. Thompsen said his development's CCRs claim it's a gated community, but it's not. The roads are in disrepair. The storm drains were never constructed per specifications. Mr. Fry didn't build it the proper way. There are detention pond issues. The operating and reserve accounts aren't adequate reserves. He's an inadequate developer. Mr. Fry should not change zoning until he makes things right with his current development.

Ginger Pierce, Pleasant Valley/Steamboat Association President, said they worked 5 long years to create the area plan. She said she worked with state waterman and he said don't put houses at the subject site. All those neighbors have wells. Mr. Fry doesn't have water rights. She said they will ruin the wells of those who live here.

Brian Feleciano, 38 year resident, said the previous speakers addressed his concerns. He said it's a safety issue from a fire perspective. He said when there was a fire, it was scary because there was only one way in and one way out. He spoke about traffic; poorly designed intersection. 80 homes will generate 160 cars a day. Something would have to be done at multiple intersections. A pump station was going to be too expensive due to elevation changes. He said he is curious how they will address how they will get the water up that elevation. He asked if Mr. Fry wasn't going to do it for Majestic Estates, how he will do it for this project.

Steve Wolgast asked for clarification regarding zoning in the presentation. The representative said it's a mixture of zoning – 3 different zones, all replaced with Medium Density Suburban. Currently, only part of it is MDS.

Jason Lewis said he lives on Majestic View. He said the road is in poor condition. He understands the road is responsibility of the homeowners. He asked what will more traffic do to those roads. He had the impression it was going to be a gated community; it's still no gate. Additional traffic will create safety issues and poor roads.

Derek said there is no Suburban zoning. It's MDR currently. He misspoke and wanted to state that correction.

Mark Keyzers, resident on Marango, two roads away from subject project, said the flooding was extreme on Marango and Ramona two winters ago. The water shed absorption is going to be reduced which is a concern. There isn't a site plan or proposed infrastructure presented. To make a decision at this point would be arbitrary. You cannot make a determination. Majestic Ridge was developed with the same format with SR zoning. He spoke about fires on the ridge. He said he is pro development, but this can be appropriately addressed with more information. It's in a transition area; there needs appropriate spacing and buffering. It's fire susceptible. It's not an appropriate boundary or barrier. Many issues need to be addressed. This hearing on July 3rd is difficult. He recommends deferring that meeting to a later date.

Derek, the project representative, said he understands it's frustrating not to see the development plan, but the zoning needs to come first. Tentative map process comes later after zoning approval. Mark asked about drainage. Derek said they would need to fix the current deficiencies.

Shendry Thom asked about the power for those properties. She said the current power line won't handle it. The representative said they haven't looked at power yet. He said they will bring in suburban services to the area including water and power. The suburban service would benefit those on wells if they want to connect.

Mr. Feleciano said the connection to municipal water is roughly \$39,000. The current water system in development that Dr. Fry developed doesn't meet code. They had to get a variance from Reno fire department to put one more service on it.

Brad said his driveway is the entrance to this development. He said he is pro development. He said it took him over an hour to get from the bottom of Toll Road to the top of Toll Road due to congestion during the last fire; people were evacuating their horses. He said he is hearing complaints about the Majestic development. He said the timing is off. The planning commission meeting is right near 4th of July. The traffic is bad. No one wants to slow down. More homes equal more cars. Station 14 moved behind South Creek which is further away. Reno doesn't have to service the area. The closest fire station is Arrow Creek. The closest fire hydrant is out of code.

Julee Olander said we have pushed this project's hearing back to August 7 or event September. She said the surrounding neighbors will receive a notice.

Roger Pelham spoke about the criteria for changing Master Plan. He said under the Washoe County website under departments/planning/ Washoe County development code/ article – there are specific findings for master plan amendments. It has to be consistent with the area, and show it's not a deterrent. He said we are looking at the Master Plan and Area Plan; there are two documents involved. The decision is made by the Planning Commission, Board of County Commissioners, and Truckee Meadows Regional Planning Commission as well. Julee read the language in the findings. She said it must be consistent with the master plan, land uses, change and conditions, availability of facilities, no impact of military installation, and won't impact public health or safety.

Roger Pelham said what Derek, the representative, said was correct, but he wanted to clarify that the amendment and zone change would allow 80, but they may not get all 80 units developed due to land constraints, which might be true if each lot is 1 acre for LDS, unless a common open space subdivision is proposed, the lots could be a lot smaller. It's the average density, but the lot can be smaller than density.

Bret Danner asked if the projects are ever turned down. Julee said yes they are; they have to follow the code. Agencies will review it – fire department, police, sheriff, State, Washoe County, engineering. They review the

application and provide comments. This would be a yes or no situation. No conditions can be applied. Bret asked if they review historical events.

Rachel Thompson asked for example that was turned down for public safety issues. Roger Pelham said recently, Lemmon Drive Estates was turned down by the Planning Commission due to drainage. He hasn't one been turned down for public safety – police and fire purposes. Julee said fire has the ability to put conditions to require additional hydrants. She said when Derek comes back with tentative map, conditions will be placed on the map for such things as hydrants, traffic improvements.

Bill Naylor said according to the South Valleys Area Plan said anytime a land use change is proposed a study is required. Julee said we need to look at those findings. This is part of the process. Bill said the study is submitted with application. Bill asked the board needs to review the study to make a decision. The applicant hasn't completed the application by not submitting the plan.

Jim Rummings said we are a long way from a project. Some basic items need to be addressed before we can move forward. Issues include: access, water, fire. There is a severe credibility issue with the developer. The developer turned his back on the County and those who he is selling the property to. You will need one escrow account to hold his feet to the fire.

MOTION: Jim Rummings moved to recommend denial of this request. Jason Katz seconded the motion to deny. Motion passed unanimously.

7. *CHAIRMAN/BOARD MEMBER ITEMS - No items were discussed.

8. *PUBLIC COMMENT –

Don Drake said he is concerned with Washoe County Lands Bill. He said we have growth problems.

Jay Collins said the planning process, the credibility of developer is concerning in this County. There is no enforcement. There are only two enforcement employees for the entire County. He said this happens all the time. He said he took the assistant County Manager through Washoe Valley. The assistant manager said code enforcement is complaint driven. He said that's problematic.

Bill Naylor said mounds of hay are covered with old billboards. He is concerned with the poll barn no covered by a roof. The representative said it has a roof.

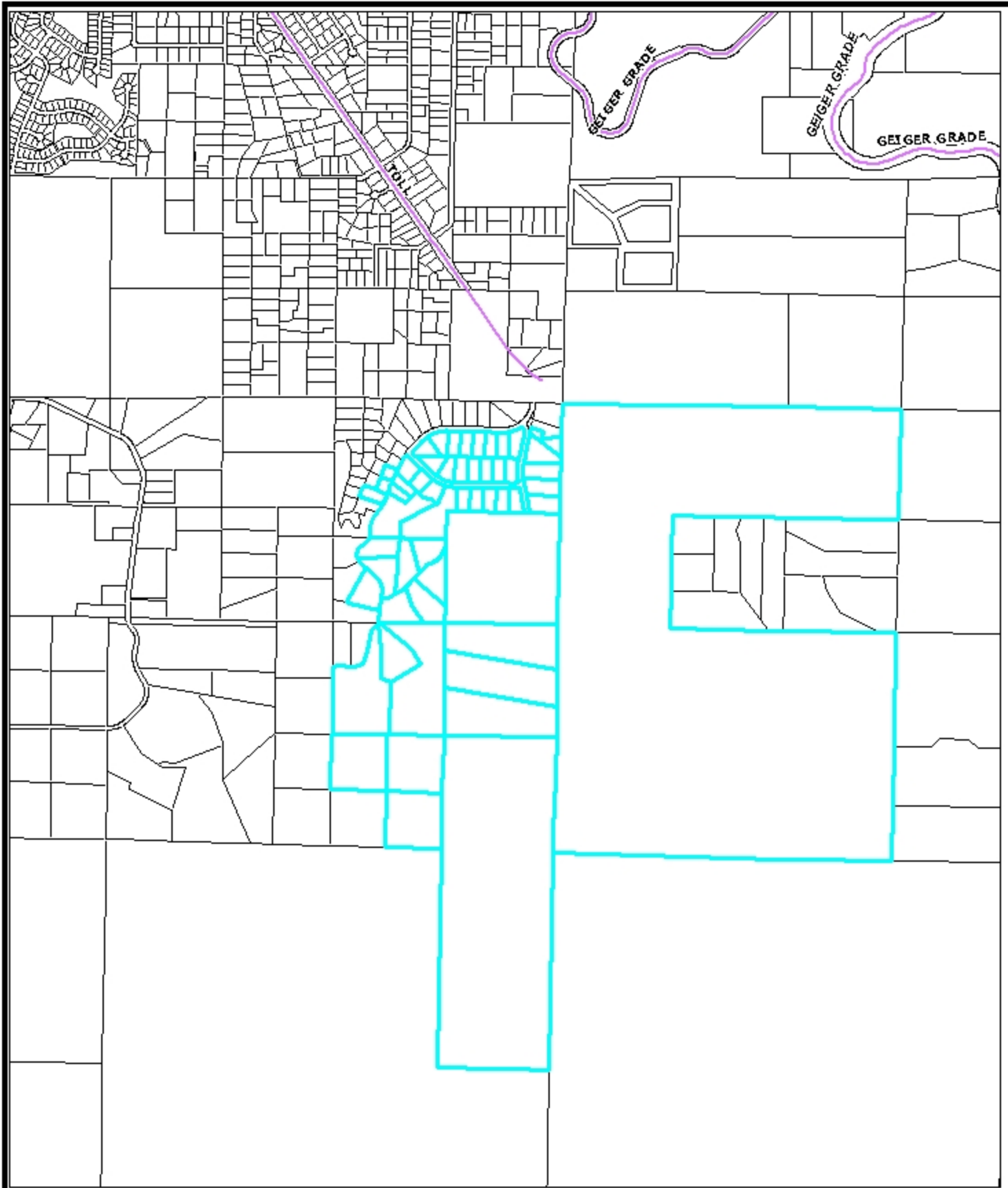
ADJOURNMENT – the meeting adjourned at 7:45 p.m.

Number of CAB members present: 3

Number of Public Present: 65

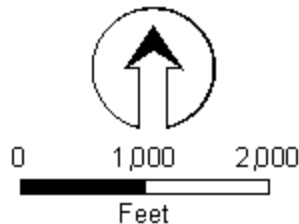
Presence of Elected Officials: 0

Number of staff present: 2



**WMPA18-0004 & WRZA18-0004
(Estates at Marango Springs)**

Noticing Map- 750 feet from parcels
(55 parcels noticed)



Community Services
Department

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89521 (775) 328-3600

Source: Planning and Building Division

Date: June 2018

From: [Schull, Shyanne](#)
To: [Olander, Julee](#)
Cc: [Wines-Jennings, Tammy L](#)
Subject: Master Plan Amendment Case Number WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs) and Revised Application
Date: Friday, August 17, 2018 10:39:32 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Good morning,
WCRAS has reviewed this revised application and does not see any notable concerns.
Thank you,



Shyanne Schull

Director | Washoe County Regional Animal Services

sschull@washoecounty.us | Office: 775.328.2142 | Dispatch:: 775.322.3647

2825 Longley Lane., Suite A, Reno, NV 89502



From: [Lawson, Jacqueline](#)
To: [Olander, Julee](#)
Cc: [Dayton, Brittany](#)
Subject: May Agency Review Memo I
Date: Thursday, May 31, 2018 9:58:55 AM

Hello Julee,

The EMS Program does not have any comments Master Plan Amendment Case Number WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs) included in May Agency Review Memo I (item 4).

Thank you

Jackie Lawson

Office Support Specialist | Emergency Medical Services and Public Health Preparedness

Washoe County District Health District

jlawson@washoecounty.us | O: (775) 326-6051

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





WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Engineering and Capital Projects

1001 EAST 9TH STREET
PO BOX 11130
RENO, NEVADA 89520-0027
PHONE (775) 328-3600
FAX (775) 328.3699

INTEROFFICE MEMORANDUM

DATE: June 05, 2018

TO: Julee Olander, Planning and Building Division

FROM: Leo R. Vesely, P.E., Engineering and Capitol Projects Division

SUBJECT: WMPA18-0004 and WRZA18-0004
APN 017-410-05, 050-571-24, 25 & 26
ESTATES AT MARANGO SPRINGS MPA & RZA

I have reviewed the referenced master plan and regulatory zone amendments and I see no significant CSD –Engineering (public works) service impacts.

CSD-Engineering does have the following comment:

1. Washoe County Development Code Section 110.420.25(m) requires drainage culverts to be able to pass 100 year storm flows (Q100).

LRV/lrv



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

From: Patrick Mohn
To: [Olander, Julee](#)
Subject: Murango Springs WMPA18-0004/WRAZA18-0004
Date: Thursday, May 31, 2018 11:46:08 AM
Attachments: [image001.jpg](#)
[image002.jpg](#)

Julee,

The NDEP was asked to review Item 4 of the latest submittal. The NDEP will conduct a comprehensive review of the Tentative Map submittal including the method of sewage disposal. Given the future buildout density of 75 lots, the NDEP recommends that the developer hold-off on development and submittal of Tentative Maps until sewer infrastructure is available. The presence of seeps, springs, and ponds, indicates shallow groundwater, and the NDEP will not approve individual septic systems for this development.

Pat



Patrick A. Mohn, M.Sc., P.E.
UIC Compliance Coordinator
Bureau of Water Pollution Control (BWPC)
Nevada Division of Environmental Protection
901 South Stewart Street, Suite 4001
Carson City, NV 89701
p: 775.687.9419 fax: 775.687.4684
pmohn@ndep.nv.gov



REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

May 24, 2018

FR: Chrono/PL 183-18

Ms. Julee Olander, Planner
Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WMPA18-0004 and WRZA18-0004 (Estates at Marango Springs)

Dear Ms. Olander,

Staff has reviewed this request for Estates at Marango Springs. Since there is no development proposed, RTC has no comments at this time. Once a development proposal is made, new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System.

The RTP, RTC Bicycle/Pedestrian Master Plan and the Nevada Department of Transportation Pedestrian Safety Action Plan, all indicate that new development and re-development will be encouraged to construct pedestrian and bicycle facilities, internal and/or adjacent to the development, within the regional road system. Also, these plans recommend that the applicant be required to design and construct any sidewalks along the frontage of the property in conformance with the stated ADA specifications.

Thank you for the opportunity to comment on this application. Please feel free to contact me at 775 332-0174 or email me at rkapuler@rtcwashoe.com if, you have any questions or comments.

Sincerely,

Rebecca Kapuler
Planner

RK/jm

Copies: Mojra Hauenstein, Washoe County Community Services
Trevor Lloyd, Washoe County Community Services
Jae Pullen, Nevada Department of Transportation, District II
Daniel Doenges, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
David Jickling, Regional Transportation Commission

/470 Estates at Marango Springs

From: [Simpson, Tim](#)
To: [Olander, Julee](#)
Cc: [Klein, Kris](#); [West, Walt](#); [Smith, Dwayne E.](#)
Subject: WMPA18-0004 & WRZA18-0004
Date: Saturday, August 11, 2018 9:28:20 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Julee,

The Utility has no comments for cases WMPA18-0004 & WRZA18-0004.



Timothy Simpson, P.E.

Licensed Engineer | Community Services Department

tsimpson@washoecounty.us | Office: (775) 954-4648 | Fax: (775) 328-3699

1001 East 9th Street, Bldg A, Reno, NV 89512



The content of this email is the confidential property of Washoe County and should not be copied, modified, retransmitted, or used for any purpose except with written authorization. If you are not the intended recipient, please delete all copies and notify us immediately.

From: [O'Connor, Tim](#)
To: [Olander, Julee](#)
Subject: FW: WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs) - Revised application
Date: Monday, August 06, 2018 7:45:51 AM

Julee,

The Sheriff's Office Patrol Division does not have any issues or concerns.

From: O'Connor, Tim
Sent: Tuesday, May 22, 2018 10:50 AM
To: Olander, Julee <JOlander@washoecounty.us>
Subject: WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs)

Julee,

With regard to projects WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs), the Washoe County Sheriff's Office Patrol Division has no issues or concerns with the project.

Captain Tim O'Connor
Washoe County Sheriff's Office
Patrol Division
775-328-3354
PRIDE - Professionalism, Respect, Integrity, Dedication, Equality

From: Steve Shell
To: [Olander, Julee](#)
Subject: FW: July Agency Review Memo V
Date: Thursday, August 09, 2018 8:31:39 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[July Agency Review Memo V.pdf](#)

Water appurtenant to these lands is:
Permit 55952, Certificate 14825, D & R Property Holdings, LLC, Unnamed Spring (Marango Springs?)
for Irrigation.

The lands lie within the Truckee Meadows Water District Service Area.

Steve Shell
Water Resources Specialist II
Division of Water Resources
775-684-2836



Katy Stark
Office Support Specialist, Planning and Building Division | Community Services
Department
krstark@washoecounty.us | Office: 775.328.3618 | Fax: 775.328.6133
PO Box 11130, Reno, NV 89520-0027
1001 East Ninth Street, Bldg. A, Reno, NV 89512



WASHOE COUNTY
COMMUNITY SERVICES
INTEGRITY COMMUNICATION SERVICE

P.O. Box 11130
Reno, Nevada 89520-0027
Phone: (775) 328-3600
Fax: (775) 328-3699

May 31, 2018

TO: Julee Olander, Planner, CSD, Planning & Development Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Master Plan Amendment Case Number WMPA18-0004 AND Regulatory Zone Amendment WRZA18-0004 (Estates at Marango Springs)

Project description:

The applicant is proposing (1) To adopt an amendment to the Washoe County Master Plan, South Valleys Area Plan to change the Master Plan Category on ± 80.0 -acres from ± 70.43 -acres of Rural Residential and ± 9.58 acres of Rural to Suburban Residential; and (2) Subject to final approval of the associated Master Plan change, to recommend adoption of an amendment to the South Valleys Regulatory Zone Map, changing the Regulatory Zone from 34.95 acres of Low Density Rural (LDR), ± 9.58 acres of General Rural (GR) and ± 36.51 acres Medium Density Rural (MDR) to Low Density Suburban (LDS).

The property is located 18090 Marango Road, Assessor's Parcel Numbers: 017-410-05 & 050-571-24, Parcel Size: ± 80 acres.

The Community Services Department (CSD) offers the following Water Rights comments and conditions:

- 1) There are no water rights conditions or comments for approval of the proposed amendments.
- 2) Following the possible approval of the proposed amendments, a tentative subdivision map will be submitted. The potential future project will require water supply and sewer service which in turn will require the expansion of water and sewer services and annexation to TMWA service area. This project is located within Washoe County sewer service area. Water and Sewer infrastructure are within $\frac{1}{4}$ mile of the site. Water and Sewer system capacities are unknown at this time and should be determined during the Tentative Map stage.

The Estates at Marango Springs Master Plan Amendment & Regulatory Zone Amendment



Prepared by:



May 15, 2018

The Estates at Marango Springs

MPA / RZA

Prepared for:

Dr. Harry Fry
761 Greenbrae Drive
Sparks, NV 89431

Prepared by:

Rubicon Design Group, LLC
1610 Montclair Ave, Suite B
Reno, Nevada 89509
(775) 425-4800

May 15, 2018

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Appendices:

Washoe County Master Plan Amendment Application
Washoe County Regulatory Zone Amendment Application
Owner/Applicant Affidavit
Proof of Property Tax Payment
Title Report (Original Packet Only)
Zone Change Application Map

THE ESTATES AT MARANGO SPRINGS

Slope Analysis Map

Marango Road Sewer & Water Improvement Study

Marango Road Hydrology Study

Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 80.00± acres of property from 70.43± acres of Rural Residential (RR) and 9.58± acres of Rural (R) to Suburban Residential (SR).
- A **Regulatory Zone Amendment** to rezone 80.00± acres from 34.95± acres of Low Density Rural (LDR), 9.58± acres of General Rural (GR), and 36.51± acres of Medium Density Rural (MDR) to Low Density Suburban (LDS).

Project Location

The Estates at Marango Springs (APNs 017-410-05, 050-571-24, -25, 26) consist 80.00± acres located at 18090 Marango Road, southeast of the City of Reno. Specifically, the property is at the end of Marango Road off Toll Rd near Geiger Grade. Figure 1 (below) depicts the project location.

THE ESTATES AT MARANGO SPRINGS



Figure 1 – Vicinity Map

Existing Conditions

Currently, the project site is undeveloped, with a few ponds fed by springs and a small storage facility. Surrounding land uses include a mix of vacant land and single-family residence to the west and south, the Ravazza Ranch 1 subdivision to the north, and BLM-owned land to the east.

The Estates at Marango Springs property contains slightly sloped terrain on both the east and west with a flatter section in the middle. The site is accessed from Marango Rd on the north side. Figures 2 (below), 3 (following page) and 4 (page 7) depict the existing onsite conditions.

THE ESTATES AT MARANGO SPRINGS



Figure 2 – Existing Conditions

THE ESTATES AT MARANGO SPRINGS

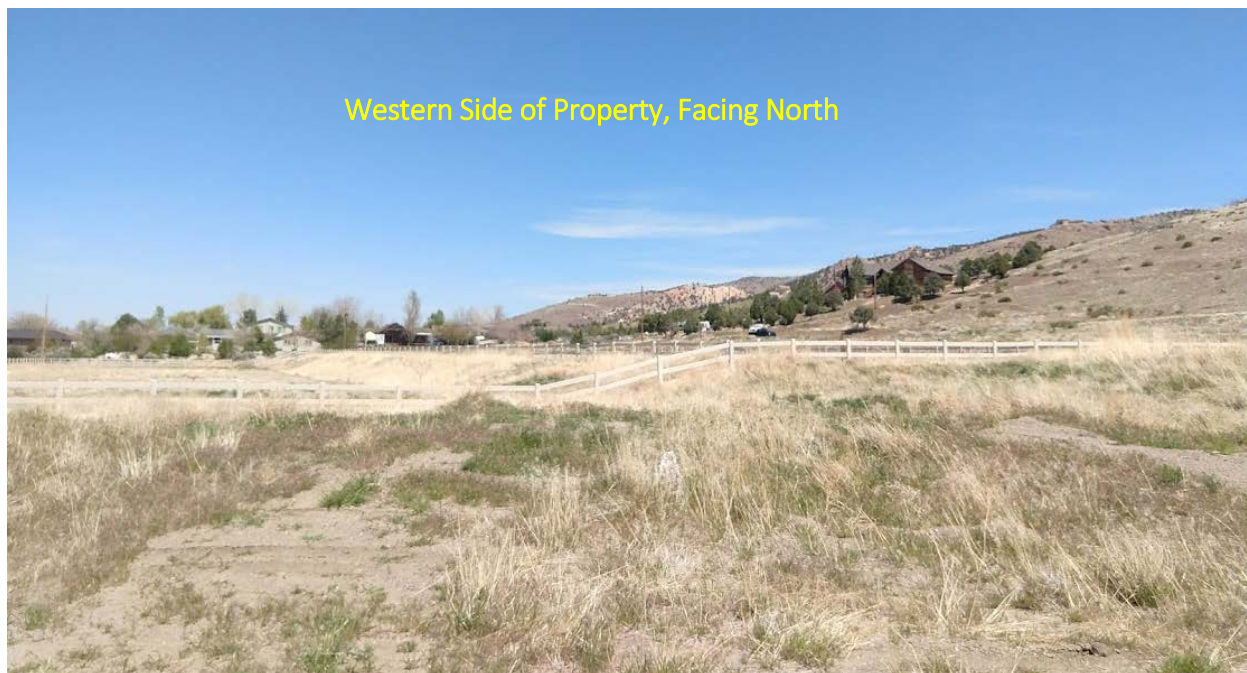


Figure 3 – Existing Conditions

THE ESTATES AT MARANGO SPRINGS



Figure 4 – Existing Conditions

THE ESTATES AT MARANGO SPRINGS

The Estates at Marango Springs is located within the South Valleys Area Plan and is identified within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). The South Valleys Area Plan states that in the Steamboat and Pleasant Valley Communities “most homes (are) built on one-acre parcels”. The proposed zone of Low Density Suburban (LDS – One Unit per 1 Acre) is permitted and exactly matches the existing pattern of one-acre density. Figure 5 (below) depicts the project site in context with the SCMA.

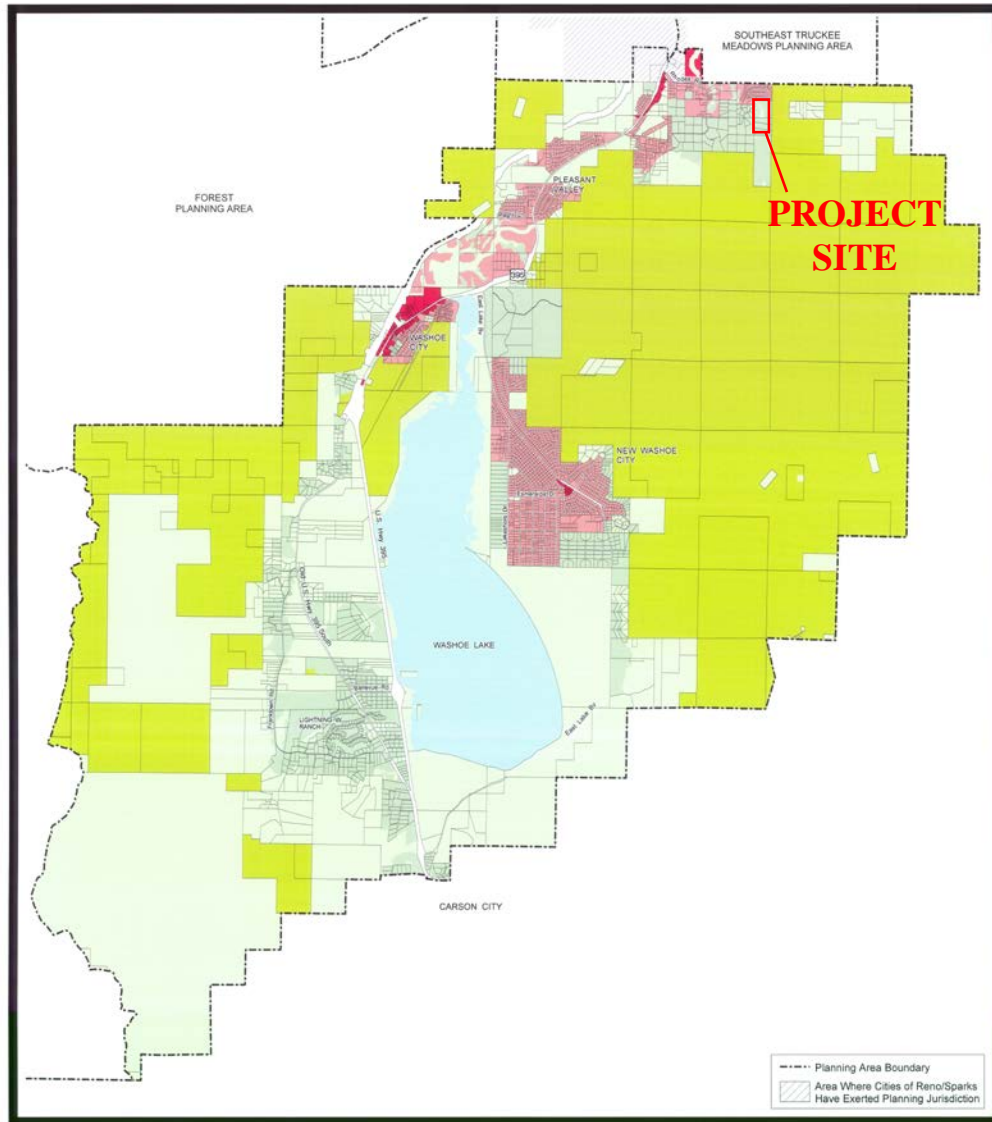


Figure 5 – South Valleys Area Plan

THE ESTATES AT MARANGO SPRINGS

Request Summary

The site is currently designated as Rural Residential (RR) and Rural (R) in the Master Plan and includes Low Density Rural (LDR), General Rural (GR), and Medium Density Rural (MDR) zoning. This application includes two land use requests in order to establish a Master Plan designation of Suburban Residential (SR) and Low Density Suburban (LDS) zoning at the project site.

The first component of this application is a Master Plan Amendment (MPA) from the current Rural Residential and Rural designation. The MPA requests that the 80.00± acre parcel be redesignated as Suburban Residential. The second request is a Regulatory Zone Amendment (RZA) from LDR, GR, and MDR zoning designation to LDS, consistent with the proposed Suburban Residential Master Plan designation and allowed designations within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA).

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to match those of the adjoining subdivision to the north. The parcel is within the TMSA (Figure 6 below) and is therefore suitable for service delivery and development. As depicted in Figure 7 (next page), the project site is also included in the “Suburban Community Water and Sanitary Sewer Service Area” as depicted on the South Valleys Public Services & Facilities Plan in the Master Plan.

It is planned to submit a tentative subdivision map at a future date. The tentative map process will address any areas of the site that present development restrictions, such as steep slopes and significant ridgelines. Development of these areas is restricted by existing Washoe County Code and any future projects will adhere to these restrictions.

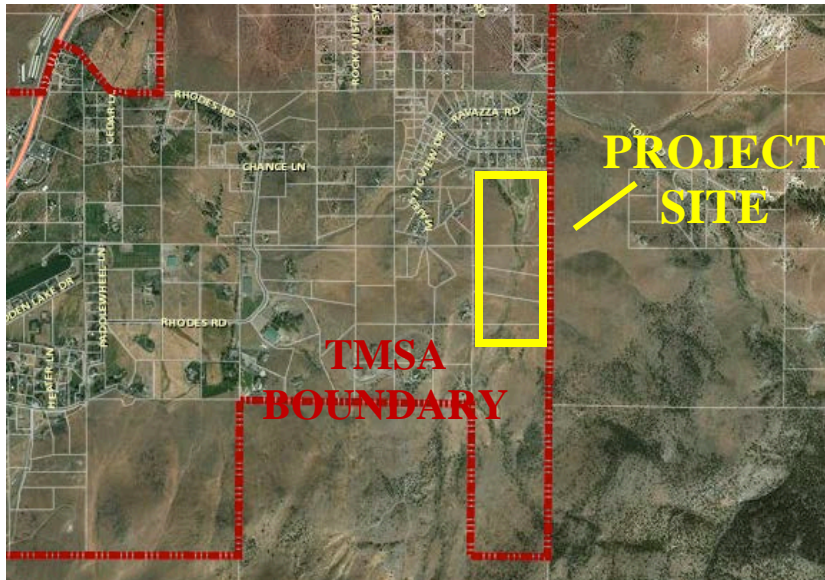


Figure 6- TMSA Boundary Line

THE ESTATES AT MARANGO SPRINGS

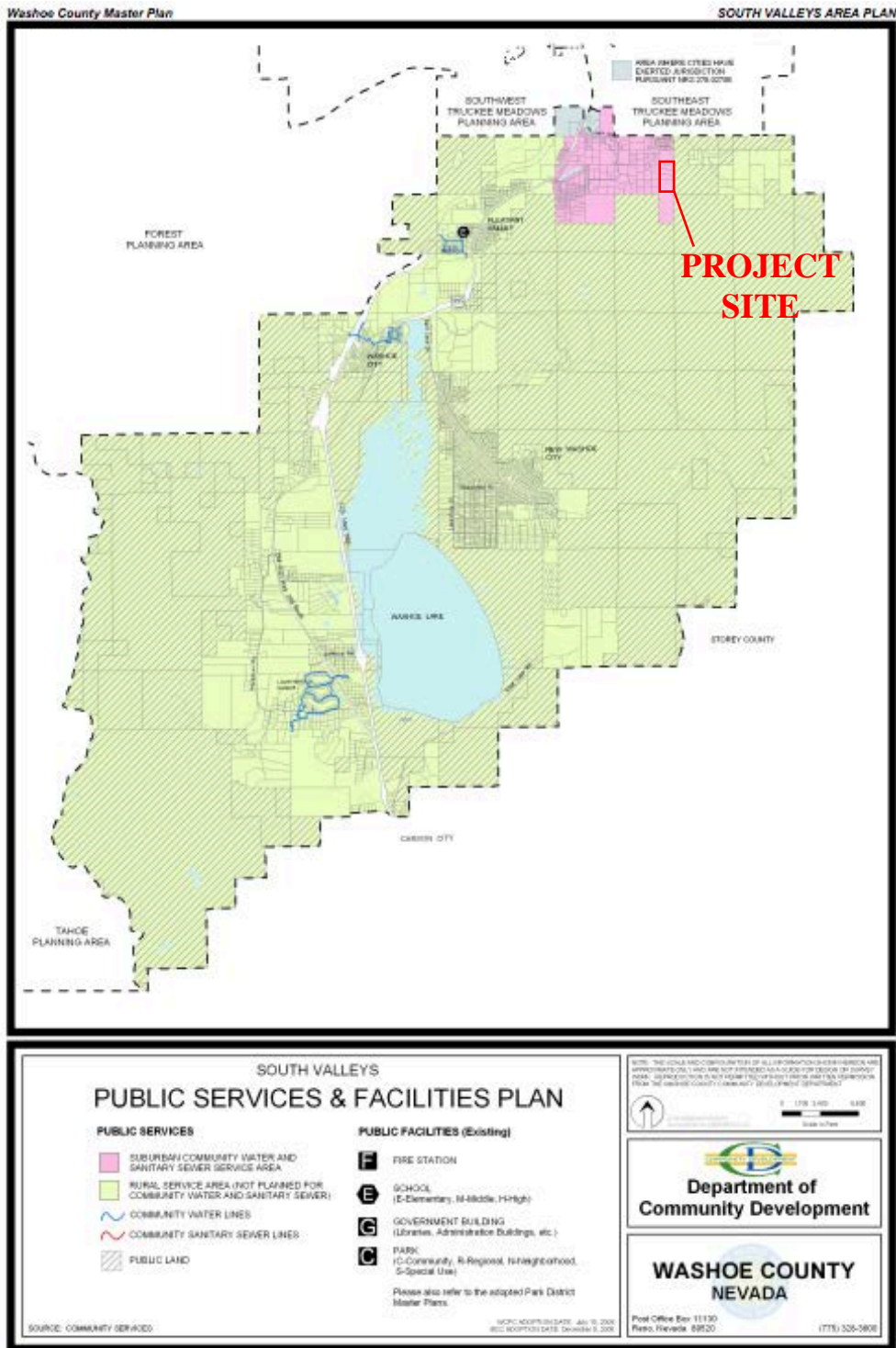


Figure 7 – South Valleys Public Services & Facilities Plan

THE ESTATES AT MARANGO SPRINGS

Each request is summarized below:

- **Master Plan Amendment**

It is proposed to change the Master Plan designation for the site to Suburban Residential from its Rural Residential and Rural designations.

The property's main road, Marango Road, accesses the site from a SR designation subdivision. The project site therefore has a direct link and relationship to this subdivision to the north and it makes sense for them to have the same land use designation.

Per the Washoe County Master Plan Land Use and Transportation Element, the intent of the Suburban Residential designation is *"to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns."*

In contrast, the Land Use and Transportation Element states that the intent of the Rural and Rural Residential Master Plan category is to discourage development into *"areas that lack essential infrastructure and services for intensification" and "are typically applied to lands outside the Truckee Meadows Services Area (TMSA)"*. This is particularly important considering that the project site lies within the TMSA and the appropriate services can be provided to this area, creating an efficient use of the TMSA boundary.

The Suburban Residential designation and its associated intent is highly logical for the Estates at Marango Springs. Due to the project site's location within the TMSA, a Rural Residential and Rural designation simply does not adequately provide smart use of the boundary. In fact, LUT.3.1 in *"Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices"* of the Land Use and Transportation Element states to *"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)"*. With the LDS designated specifically allowed within the SVRTCMA and TMSA, the appropriate designation need to be applied to incorporate smart infrastructure development.

The Planning Policy Analysis section of this report provides further analysis of applicable Washoe County Master Plan Goals and Policies and demonstrates how the proposed amendment serves to implement them along with goals and policies of the Spanish Springs Area Plan and Truckee Meadows Regional Plan.

Figure 8 (following page) depicts the existing Master Plan designations for the project site, while Figure 9 (page 13) depicts the proposed land use changes.

THE ESTATES AT MARANGO SPRINGS

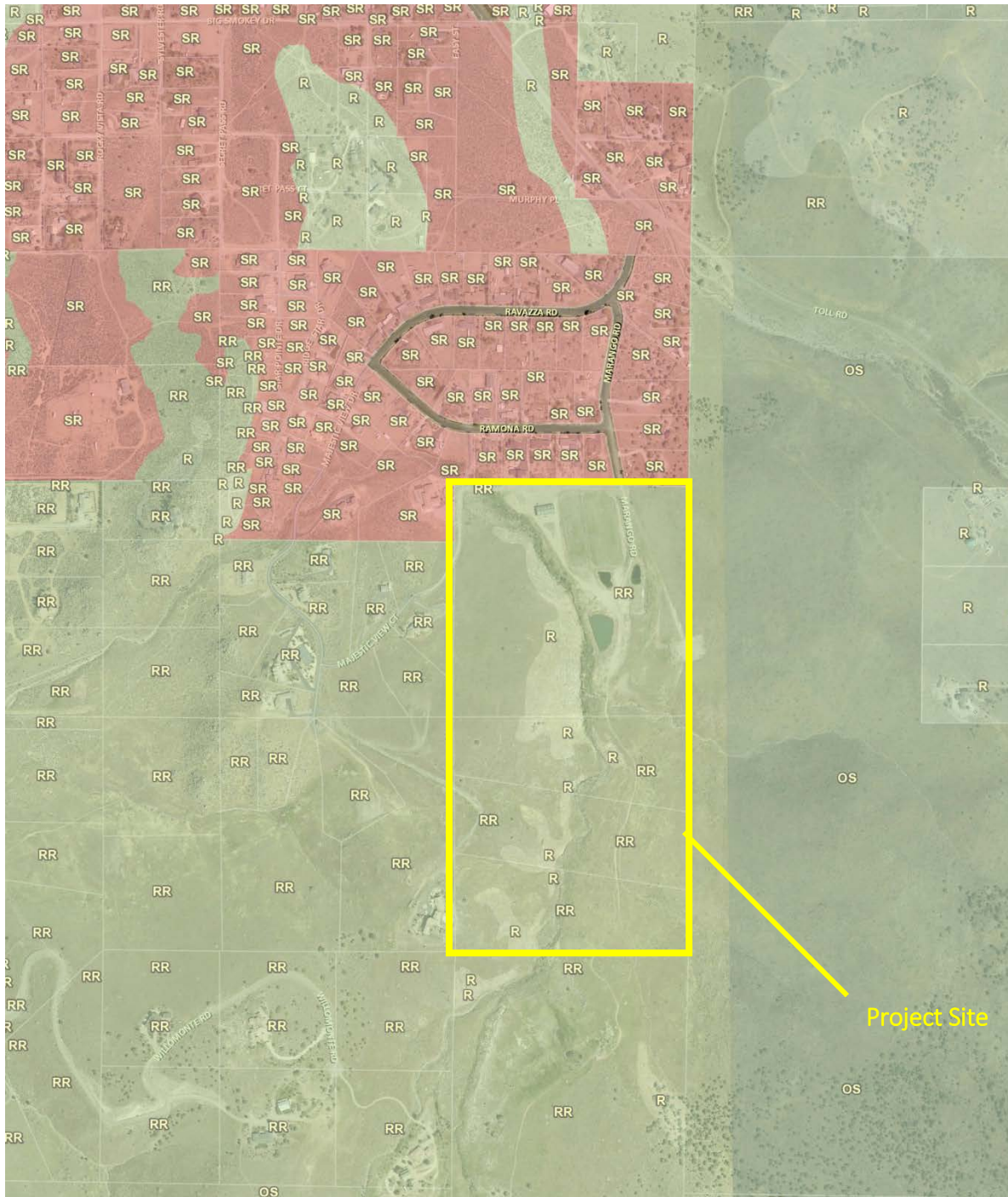


Figure 8 – Existing Master Plan Designations

THE ESTATES AT MARANGO SPRINGS

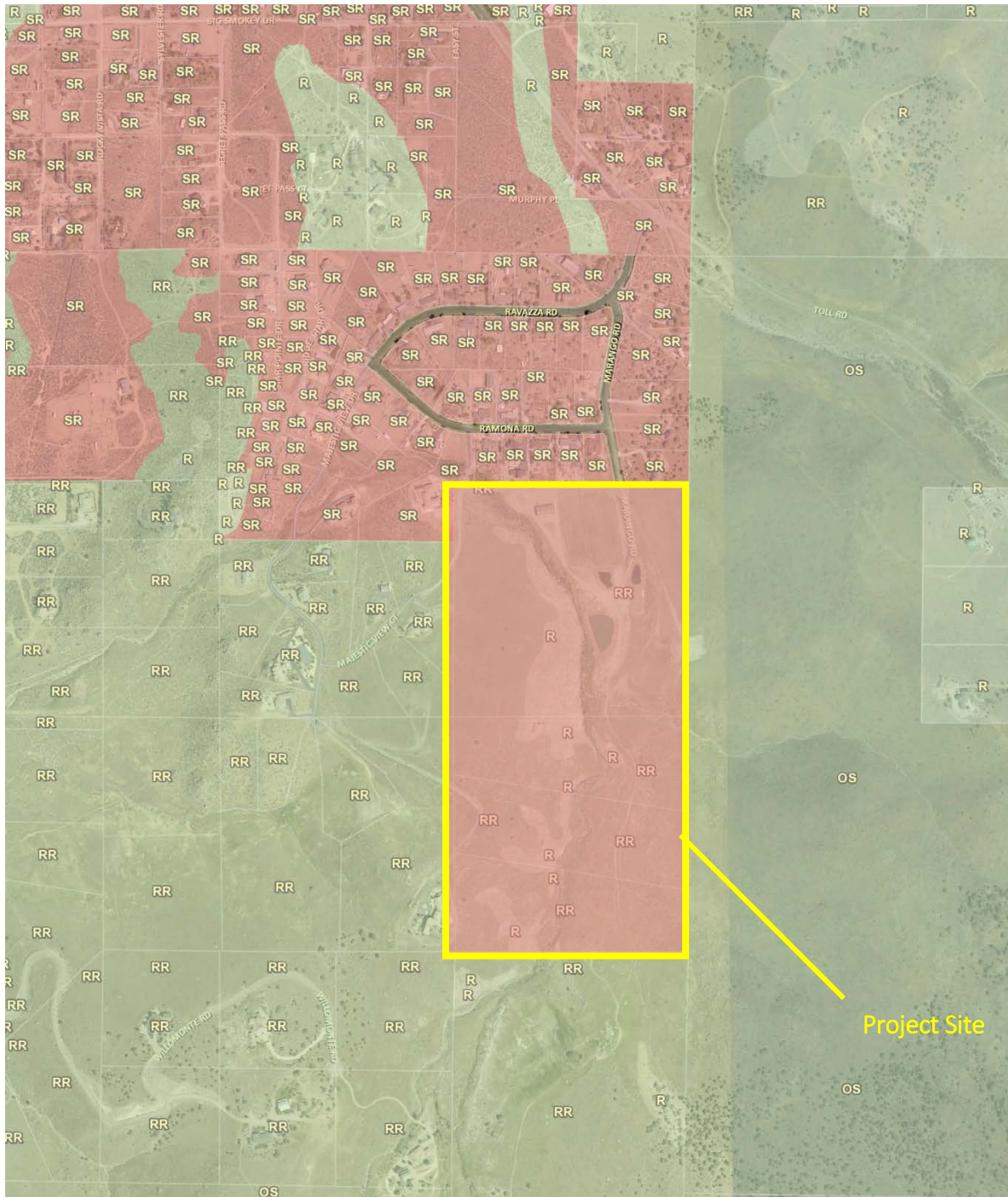


Figure 9 – Proposed Master Plan Designations

THE ESTATES AT MARANGO SPRINGS

- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned Low Density Rural (LDR), General Rural (GR), and Medium Density Rural (MDR). Consistent with the requested SR Master Plan designation, it is requested that the zoning for the site be amended to Low Density Suburban (LDS). The LDS designation will allow for single family residential development at a maximum density of 1 unit per acre.

Figure 10 (below) shows that the LDS zone is allowed in the SVRTCMA. Note that a more intense zone, Medium Density Suburban, is also allowed in this area. This request does not therefore attempt to maximize allowable density on the site.

An amendment to LDS does not create any new zoning interactions in the area. The existing HDR zone to the west of the project site already borders an LDS zone. The existing OS zone to the east also already borders an LDS zone. There are no compatibility issues raised with this amendment.

- SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition 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. Low Density Suburban (LDS - One unit per 1 acre).
 - e. Medium Density Suburban (MDS - Three units per 1 acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
 - i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
 - j. Neighborhood Commercial (NC).

Figure 10 – Steamboat Valley Rural Transition Character Management Area Permitted Zones

THE ESTATES AT MARANGO SPRINGS

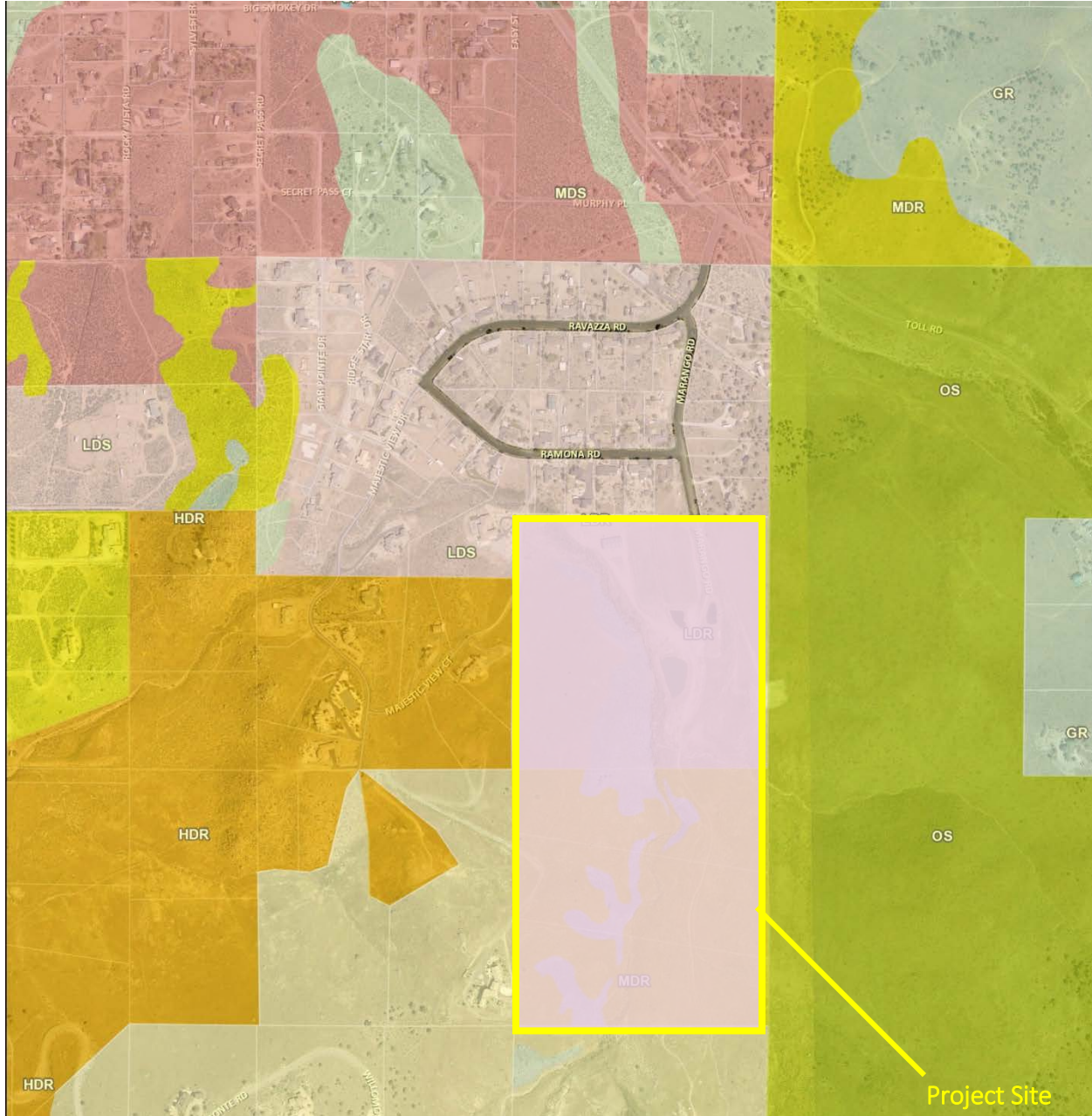


Figure 12– Proposed Zoning

THE ESTATES AT MARANGO SPRINGS

Future Development

It is intended to follow this MPA/RZA request with a tentative subdivision map request, to be submitted at a later date. It is recognized that a future development plan must provide compatibility with surrounding conditions. The review process included with these applications will include presentation before the appropriate Citizens Advisory Board, as well as a noticed community meeting. These meetings will allow the applicant to gather community input and incorporate those ideas and concerns into a future development plan. Additionally, it is planned to coordinate individually with adjoining property owners during the tentative map process in order to provide specific mitigation measures, project amenities, etc.

The future tentative map is envisioned to provide the same features and amenities of the surrounding developments, such as open space areas and attractive architecture. There are two ponds that hold water from a spring on-site that produces 26 acre-feet of surface water per year. This water is currently being used to irrigate a small portion of the property. With future development, these ponds are likely to form part of an open space area and neighborhood amenity.

Washoe County Code allows clustering of residential units (while adhering to the allowed overall density). This clustering option allows for resource conservation, reduction in water use, and open space provision. Given the site topography and natural features, it is likely that some clustering of housing lots will be included on a future tentative map.

Potential Impacts

It is very important to note that the MPA and RZA requests included with this application **do not** grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. A tentative subdivision map must be filed and approved in order to implement any new development and will address: specific project details; road design; infrastructure; hydrology; etc. This process will include a publicly-noticed hearing.

This section provides an initial overview impact analysis based on the likely maximum unit yield. This maximum yield is based on the permitted density under the LDS zoning while taking into consideration roads and natural features. The LDS zone allows one unit per acre. However, yield was reduced slightly due to the need for roads and open space, and the existence of slope areas. An estimate of 75 single family units was used for this analysis.

- **Traffic**

Traffic is a measurable impact that will result no matter what is developed at the site. Roads in the area tend to be generously sized for the traffic volumes and no significant impacts are expected. This project site does not meet the threshold in numbers for a traffic impact study at this stage. The developer will

THE ESTATES AT MARANGO SPRINGS

continue working with Washoe County to identify any traffic-related concerns.

- **Schools**

The site is served by the following schools:

- Brown Elementary School
- Depoali Middle School
- Damonte Ranch High School

With a maximum project of 75 homes there is not likely to be a substantial impact to area schools. According to the Washoe County School District, the project is estimated to generate: 21 elementary school students; 5 middle school students; and 10 high school students. Washoe County recently approved a tax measure to fund new school construction and operation. This measure provides for long-range school planning to accommodate population growth.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. Water and Sewer can easily be extended (at the developer's expense) across existing easements on the northwest end of the property to serve the Estates at Marango Springs. With basins and drainage already on-site, proper drainage will be designed during the tentative map process. In fact, these policies (detailed later in this report) further support the LDS zoning/density requested as it is not feasible to supply large lot residential units with these municipal services. Thus, if the property were to develop with lower density, individual well and septic systems would likely occur as they do in the immediate area. This is viewed as highly undesirable by Washoe County and area residents due to concerns in groundwater supplies and reliability. Power, natural gas, cable television, and high-speed internet service all exist at or adjacent to the project site.

- **Site Suitability**

The site is well suited for the type of density potential associated with the requested designations. This is based on the fact that the site is in the same topographic landscape as the LDS-zoned development to the north, and the availability of existing site services and infrastructure. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **Public Services**

The property will have the same response time as its existing suburban neighbors and has quick access along Toll Road.

Planning Policy Analysis

The proposed requests must be reviewed for consistency with the goals and policies of the Washoe

THE ESTATES AT MARANGO SPRINGS

County Master Plan, South Valleys Area Plan, and Truckee Meadows Regional Plan. Each of these planning documents is addressed below:

- **South Valleys Area Plan**

The South Valleys Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see the South Valleys communities develop over time. Last updated in 2010, there has been substantial change and development in recent years.

The Introduction section of the Area Plan states that the *“South Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in South 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;*
- *Maintains a rural agricultural character in the landscape between the urban areas of Reno and Carson City;*
- *Respects private property rights;*
- *Provides a limited range of housing opportunities complementary to the area’s rural and historic character;*
- *Encourages the development of commercial opportunities in a manner that helps define the community, provide needed services, and otherwise highlight the character of the community as defined by the Land Use Table in Appendix A;*
- *Provides ample open space and recreational opportunities;*
- *Promotes the educational and scientific opportunities inherent in the area’s natural history and rural character;*
- *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.”*

This amendment request is entirely consistent with this intent of the Area Plan. The current Master Plan and zoning designations are in direct conflict with the last two bullet points noted above. A rural designation within the TMSA and on a property that connects to a suburban designation simply does not fit both logically, or fiscally. In terms of resources and infrastructure, amending the land use categories to suburban will serve to better manage available resources and infrastructure. The Estates at Marango Springs will provide residential uses that will complement existing development patterns to the north as well as provide significant open land with the drainageway and ponds on site, allowing for natural and scenic resources to be available to residents. This is consistent with the third to last bullet point above.

THE ESTATES AT MARANGO SPRINGS

The Area Plan also establishes an overall Character Statement. Within the Character Statement it states that “the role of the planning area’s water resources is particularly important in shaping the area’s character”. This portion of the Character Statement can easily be connected to this project in its service within the TMSA and availability to water and sewer connection without allowing damage to groundwater with new homes on wells and septic.

The Area Plan also contains goals and policies that are applicable to this particular MPA and RZA requests. These policies are listed below and are addressed in **bold face** type. It is important to note that many of the policies are not applicable at this time but will be addressed with the forthcoming tentative map (i.e. policies related to grading, utilities, etc.).

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

This request conforms to the Character Statement in terms of location within the TMSA and the SVRTCMA, preservation of open space, as well as scenic and resource conservation.

SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys’ character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area’s natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.

This request maintains the character of the area by adhering to the compatible land use designations identified in the Area Plan.

SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:

c. Low Density Suburban (LDS – One unit per 1 acre).

Note: Additional zoning categories listed in policy SV.1.4 are omitted as they are irrelevant to this request.

The requested SR Master Plan designation and LDS zoning are in direct compliance with this policy.

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the

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Master Plan map will reflect the transitional character of the community.

This project is an attempt to bring new housing opportunities to the area while also maintaining the existing land use pattern of 1-acre average lot sizes. The project is directly compatible with the adjoining subdivision to the north.

SV.3.4 The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for the SVRTCMA that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a mix of themes that are consistent with the historical, cultural, and transitional value of the community. The establishment of these guidelines should be done in coordination with property owners, business owners, residents, and any affected public agencies.

Future development will adhere to these guidelines.

SV.3.5 Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.

Any cultural or historic resources discovered on site will be preserved.

SV.3.6 Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.

The area has existing access from Toll Road. Two points of access are available to the project site itself.

Goal Ten: The regional and local transportation system in the South 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 South Valleys Vision and Character Statement.

The project site has easy access to Toll Rd, Geiger Grade, and US 395. The site can be developed without changing the area road network.

SV.10.4 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.

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All County guidelines will be followed during development.

Goal Eleven: Resources key to the preservation and implementation of the character described in the Character Statements will be protected and where possible, enhanced.

Any protected resources will be preserved on site and all Character Statements will be taken into consideration during the tentative map design process.

Goal Twelve: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.

The clustering of homes in this development will allow for the preservation of open vistas and ridgelines.

SV.12.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the South Valleys Character 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.

Utility infrastructure will be discussed during the tentative map process. Any project will adhere to these guidelines.

SV.12.6 Even though development on slopes greater than 15 percent is discouraged, development on said slopes shall be managed in conjunction with all Washoe County Development Code requirements, such as Article 424, Hillside Development, as applicable. Requirements include minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

The clustering of homes during the tentative map process will greatly reduce the need for development on steep slopes.

SV.12.7 At the time of master plan amendment and tentative subdivision map application submittal, and prior to the issuance of grading permits for final maps, an applicant should submit to the Community Development staff, for review and approval, a "developable area analysis" for all portions of a development on slopes greater than 15 percent.

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A “developable area analysis” for this site is attached and submitted with this application.

Goal Thirteen: Maintain and enhance the scenic value of the U.S. 395 corridor and other local transportation corridors through the planning area.

This project is not along U.S. 395 corridor nor will it change the scenic value of any other local transportation corridors in the South Valleys.

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

Any cultural and historic resources found on site will be preserved.

Goal Fifteen: The South Valleys planning area will contain a 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.

Future development will consider trail connectivity to other neighborhoods/open space.

Goal Sixteen: Cooperate with state and federal agencies in the management of public lands in the planning area.

The project will not impact the management of public land.

Goal Twenty-one: Mining in the South Valleys planning area is incompatible with existing residential, agricultural, ranching, and educational uses and will be discouraged.

No mining will occur on site.

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

Due to the ponds on site that can act as natural detention basins, as well as the already existing drainageway, flooding and runoff can be easily mitigated on site.

Goal Twenty-four: Water resources will be supplied to land uses in the South Valleys planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the Washoe Valley, Pleasant Valley, and other adjoining basins in the planning area, and minimize unreasonable pumping impacts to domestic wells.

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Due to this site's location within the TMSA and the availability of water and sewer service, no groundwater wells or septic systems will occur with this development.

Goal Twenty-five: The quality of water from the South Valleys hydrographic basins will be protected from further degradation resulting from human activities.

As all homes on this site will be connected to water and sewer lines, no adverse water quality impacts will occur.

Goal Twenty-six: Watershed protection and groundwater recharge will be prime considerations towards future development activities.

As all homes on this site will be connected to water and sewer lines, no adverse groundwater impacts will occur.

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

The ponds on site are primarily man-made and therefore are not natural wetland areas. However, these areas will be maintained for their scenic value and for their stormwater management value.

Goal Twenty-eight: 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 South Valleys Vision and Character Statement.

By allowing suburban density, the site will support connections to sewer and water systems. These systems offer better protection for the environment and local water resources than do individual well and septic systems.

SV.29.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use, the following applicable findings must be made, commensurate with a change in regulatory zone per NRS:

- a. At the time of a land use change application submittal, a study shall be submitted, which has been paid for by the applicant, relative to municipal water, sewer and storm water improvements that clearly identifies the impacts that may accompany such a land use change, and that such needed improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for the South Valleys by the Department of Water Resources. For amendments that propose intensified commercial land use, the scale of

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the intended use has been shown to be consistent with the desired development and vitality of the community, as outlined in the Character Statement and Goal One of the Area Plan.

The study is attached to this application.

- **Washoe County Master Plan**

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan and Regulatory Zone Amendments included with this application. These policies are listed and addressed below:

Conservation Element:

C.2.1 The Washoe County Department of Community Development shall maintain maps depicting valuable scenic areas, including but not limited to, prominent ridgelines, playas, and other unique scenic features. These maps shall be used to determine, in part, the land use and public services and facilities appropriate for each planning area. These maps, which may be specific to and contained within each Area Plan, shall also be used during development review to identify areas where scenic resource assessment and possible mitigation measures may be required.

The scenic resources map shows the area contains prominent ridgelines. Any scenic requirements will be adhered to during site layout and design and will be reviewed during subsequent permitting.

C.2.3 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and escarpments. Evaluation shall address mitigation of the affects on visual appearance, scarring of hillsides, and the impact of increasing access in roadless areas.

The project site is ideal for the clustering of homes to prevent any negative effects on the visual landscape. A tentative map application will have to be reviewed before homes can be built.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Once again, the clustering of homes will allow for maneuverability around any mitigated or environmentally sensitive landscapes.

C.3.1 The Washoe County Department of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to, the following:

- a. Geothermal and mining areas.*

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- b. *Landslide, avalanche and rockfall areas.*
- c. *Active and potentially active faults, and areas of potential ground shaking.*
- d. *Slopes greater than 15 percent.*
- e. *Sensitive soils.*
- f. *Key wildlife habitats and migration routes.*
- g. *Wild fire hazard areas (as specified by the respective fire agency).*
- h. *One hundred year flood plains.*
- i. *Perennial and intermittent streams, and wetlands.*

This map series shall be used to determine the land use and public services and facilities appropriate for each planning area. These maps shall also be used during development review to identify areas where more detailed land and water resource information is needed. Where the information indicates a need, measures to protect these resources shall be required. The maps depicting development constraint areas and areas of biodiversity should be used as a reference tool only in reviewing development applications.

All aspects of the Development Suitability Map that lie within the property will be assessed and the tentative map will be adapted accordingly to any valuable and/or critical land.

Goal Five: Regulate development in hillside and mountainous areas to mitigate drainage, erosion, siltation and landslide problems.

A slope map is included with this application. All hillsides of the property will be analyzed during the tentative map phase to ensure proper site layout and grading. Clustering of homes, with surrounding open space, is likely to allow for minimization of graded slopes.

Goal Six: Regulate development to protect the riparian vegetation associated with the Truckee River and the streams, creeks and wetlands of the region.

Onsite water features will serve as an amenity to the project and will not be eliminated with this application.

Goal Ten: Incorporate technical information on geologic hazards into the land use planning and development processes.

There are no known geologic hazards on site. The tentative map process will identify any geologic aspects that require management.

C.16.1 Through the adoption of the Open Space and Natural Resource Management Plan

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and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.

Any access to the Open Space designated land manage by the BLM to the east will be maintained.

Goal Eighteen: Manage and utilize water resources in a fair and sustainable manner.

Allowing suburban design, with connections to water and sewer systems, will prevent additional groundwater extraction in the area.

Goal Twenty-one: Manage development to preserve and protect water resources.

Any development will occur within the framework of existing water use regulations.

Housing Element:

Policy 1.5: Encourage development at higher densities where appropriate.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high density areas.

As explained throughout this document, the LDS zoning and associated 1 du/ac density is highly appropriate given the site's location within the TMSA and availability of water and sewer systems. The LDS zone will better transition between more rural uses outside of the TMSA boundary and the denser zones adjacent to the site. Note that the SVRTCMA allows a denser zone (MDS) than is being requested here.

Land Use and Transportation Element:

Goal One: Influence future development to abide by sustainable growth practices.

Allowing the site to be developed in a suburban pattern, with clustered lots and utility connections, is more sustainable than expansive development on well and septic systems.

LUT.2.2: Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the

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minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.*
- b. Preserves areas of scenic and historic value.*
- c. Provides access to public land.*
- d. Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.*
- e. Accommodates the extension and connection of trail systems and other active and passive recreational uses.*
- f. Furthers the purposes and intent of the respective Area Plan.*
- g. Prevents soil erosion.*
- h. Encourages a minimum distance from residential dwellings to active recreation in parks.*

Although more specific details will be provided in the forthcoming tentative map application, the Estates at Marango Springs will implement this policy through the clustering of lots consistent with the neighborhood to the north as well as to include trail connections and overall consistency with the Vision and Character of the South Valleys Area Plan.

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

The site is part of an existing community and is adjacent to residential development.

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

At a proposed density of 1 du/ac, the project is in direct compliance with this policy.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. Provide opportunities for a variety of land uses, facilities and services that serve present and future population;*
- b. Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and*
- c. Allow housing opportunities or a broad socio-economic population.*

The proposed residential use is much more logical from a land use perspective than the existing rural designation because of its location within the TMSA and because of existing infrastructure availability.

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LUT.4.4 Encourage new suburban developments to provide interconnected street networks (Photo 6) to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation.

This policy will be addressed with the forthcoming tentative map request. Roads in the area are generously sized for the traffic volumes and allow for easy walking and cycling.

LUT.5.2 Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

As detailed previously under the Area Plan analysis, the project meets or exceeds all of the applicable standards.

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

The site is located in an area of existing services and patrols and can easily be absorbed into the existing service framework due to its connectivity to the neighboring subdivision. Any upgrades or improvements can be conditioned with the tentative map at the expense of the project developer.

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region*

The Estates at Marango Springs is consistent with the Vision of the South Valleys Area Plan and will allow for planned, consistent development. It will also help to address the region-wide housing need by increasing the supply of desirable homes.

LUT.9.1 Create, maintain, and connect usable open space for aesthetic, recreational purposes and natural resource protection.

- a. Development assurances shall provide that the open space will be used as intended and will be adequately maintained. The following measures shall be used as applicable:
 - i. Designate open space areas to a classification consistent with the intended use.*
 - ii. Record Conditions, Covenants and Restrictions (with the County as an interested party) or other contractual agreement with specification of the intended use and prohibition of future sale of the property without consent of the County.**

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- iii. *Specify use of the property (e.g. common area) on recorded maps.*
- iv. *Dedicate easements (with the County as an interested party) that specify the intended use.*
- v. *Provide financial assurances for any proposed improvements within the open space.*
- vi. *Provide mechanisms to assure perpetual maintenance of the open space.*
- vii. *When a density bonus or density transfer is proposed, the parcel that is proposed to be use-restricted should be included as part of the tentative map.*

The tentative map phase will directly address this policy by identifying open space areas, It will be the responsibility of the developer/homeowners to maintain and preserve this open space.

LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.

As noted above, new trails within the project will provide for connectivity with and continuance of the regional trail network within the community and into public lands.

Goal Ten: The public has access to open space resources.

All trails to neighboring open space owned by the BLM will stay intact.

LUT.10.6 Promote an interconnected open space system that accommodates and provides efficient access to all reasonable trail uses.

Given the proximity of public land, it will be simple to provide a trail connection from the project to public open space.

Goal Twelve: Washoe County should implement policy to acquire and preserve open space.

Not directly applicable to this project.

LUT.12.2 In reviewing development or other land use applications, the County shall consider open space values and other characteristics, which contribute to the open and rural character or unincorporated Washoe County.

The clustering of lots will serve to implement the Vision and Community Character sections of the South Valleys Area Plan in regards to natural resources and open land. These components can be further conditioned with the forthcoming tentative map.

LUT.14.4 Trails shall be interconnected and provide for pedestrian, equestrian, bicycle, and

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motorized uses, where each use is warranted. Incompatible uses shall be appropriately separated.

Consistent with the policies of the Area Plan, access to BLM land can be preserved with this project. Further details and specifications will be provided with the forthcoming tentative map.

LUT.17.2 Suburban neighborhoods should be created with a discernible center. This is often a square, green space, or memorable center. A transit station can be located at this center.

The site is not large enough to allow for the creation of a neighborhood center or a transit station. However, community elements such as a trailhead can be considered during tentative map design.

Goal Twenty-three: Development respects natural constraints and available resources

Future development will adhere to regulations on constraints and natural resources.

LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.

The Planning Policy Analysis included in this report clearly demonstrates the project's conformance.

Population Element:

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

Establishment of suburban residential at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties, offers recreational opportunities and amenities to residents, and is within a short distance to arterial roads and highways.

- **Truckee Meadows Regional Plan**

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the *2012 Truckee Meadows Regional Plan*. In general, this application seeks to provide suburban residential development within an area already included within the Truckee Meadows Service Area (TMSA) boundary. Densities of up to 5 unit per acre are allowed in unincorporated areas within the TMSA per the Regional Plan. The Estates at Marango Springs fit well within these parameters.

More specifically, the project conforms to the goals and policies of the *Regional Plan*, as outlined below.

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GOAL 1.1 Between 2007 and 2030, at least 99% of the region's population growth and 99% of the region's jobs growth will be located in the Truckee Meadows Service Areas (TMSA).

The project site is within the existing TMSA and serves to better respect natural resources and provide more efficient use of infrastructure as encouraged within the Regional Plan, Washoe County Master Plan, and South Valleys Area Plan.

Policy 1.1.8 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area (see Map 3). The Development Constraints Area consists of playas, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the floodplain Zone AE floodways, significant water bodies, natural slopes over 30%, publicly-owned open space, and properties that are deed restricted to prevent development.

The site is not located within a Development Constraints Area.

Policy 1.2.2 To conform with the Regional Plan, local government and affected entity master plans, facilities Plans, and other similar plans, must promote and not conflict with the following priorities for managing regional growth:

- 1) Downtown Centers;*
- 2) Regional Centers and Emerging Employment Centers;*
- 3) Primary TOD Corridors;*
- 4) Secondary TOD Corridors;*
- 5) Infill opportunity areas as identified in local government master plans;*
- 6) all other areas within the Truckee Meadows Service Areas.*

This site conforms with item #6 above due to its location within the TMSA. It is therefore a priority area for managing regional growth.

Policy 3.5.1 To be in conformance with the Regional Plan, the master plans, facilities plans, and other similar plans of local governments and affected entities must ensure that necessary public facilities and services to support new development are or will be available and adequate, based on adopted levels of services (LOS) at the time the impacts of new development occur.

Infrastructure is already in place around the site and can be easily extended to serve future development. Therefore, the concurrency requirements are met. Roads will be built on the site at the developer's expense and will connect to the existing network. Area roads are generously sized for the traffic volumes in the area.

Request Findings

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The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

The requested Suburban Residential designation will allow for the establishment of Low Density Suburban (MDS) zoning. The LDS zoning is consistent with the site's location within the Steamboat Valley Rural Transition Character Management Area and is consistent with the goals, policies, vision, and character statement of the South Valleys Area Plan, as detailed previously within this 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.

The requested amendment is a continuation of the zoning already in place directly north of the site. No new zoning interactions are created with this amendment.

- (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.

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

- (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.

As detailed throughout this report all facilities, services, and infrastructure needed to serve the site

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are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

- (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.

The site is located within the Truckee Meadows Service Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

- **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.

As detailed in the Planning Policy Analysis section of this report the request RZA serves to implement numerous goals and policies of the Washoe County Master Plan and the South Valleys Area Plan.

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

This request does not create any new zoning interactions. The proposed LDS zone is already present in the area.

This request also does not grant the absolute right to develop the parcel. Instead, it establishes the land use framework that will allow for future consideration of a possibly clustered tentative map. At that time, project specific impacts can be evaluated during a public review process and appropriate conditions can be added or changes made. From a pure land use perspective, suburban use at 1 du/ac is appropriate with the surrounding residential uses, especially to the north, and is far more efficient in terms of infrastructure than rural designations within the TMSA.

- (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

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utilization of land.

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

- (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.

As noted under the Master Plan Amendment findings, all facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

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

As detailed in the Planning Policy Analysis section of this report, the project serves to implement goals and policies of the Master Plan and Area Plan. Specifically, this includes directing development to within the TMSA boundary, and encouraging efficient use of existing infrastructure.

- (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.

As noted before, the site is located within the Truckee Meadows Service Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

- (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.

Not applicable.

Community Services Department
Planning and Building
MASTER PLAN AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Estates at Marango Springs			
Project Description: Master Plan Amendment for 80 Acres in the South Valleys Area Plan			
Project Address: 18090 Marango Road, Reno NV			
Project Area (acres or square feet): 80 Acres			
Project Location (with point of reference to major cross streets AND area locator): At the southern end of Marango Road, off of Toll Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-05	40.00 +/-	050-571-25	13.34+/-
050-571-24	13.13+/-	050-571-26	13.65+/-
Section(s)/Township/Range: T17N R20E S03			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Harry Fry		Name: Rubicon Design Group	
Address: 761 Greenbrae Dr Sparks, NV		Address: 1610 Montclair Ave, Suite B Reno, NV	
Zip: 89431		Zip: 89509	
Phone: _____ Fax: _____		Phone: 775-425-4800 Fax: _____	
Email: hcf2008@live.com		Email: swright@rubicondesigngroup.com	
Cell: _____ Other: _____		Cell: 530-906-0348 Other: _____	
Contact Person: _____		Contact Person: Scott Wright or Derek Wilsor	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same As Above		Name: _____	
Address: _____		Address: _____	
Zip: _____		Zip: _____	
Phone: _____ Fax: _____		Phone: _____ Fax: _____	
Email: _____		Email: _____	
Cell: _____ Other: _____		Cell: _____ Other: _____	
Contact Person: _____		Contact Person: _____	
For Office Use Only			
Date Received: _____ Initial: _____		Planning Area: _____	
County Commission District: _____		Master Plan Designation(s): _____	
CAB(s): _____		Regulatory Zoning(s): _____	

Property Owner Affidavit

Applicant Name: Harry C. Fry

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Harry C. Fry
(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name Harry C. Fry
Signed Harry C. Fry
Address 767 Greenbrae Dr.
Sparks, NV 89431

Subscribed and sworn to before me this 10th day of May, 2018.

Deanna L. McAninch

Notary Public in and for said county and state

My commission expires: 4/26/2021



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

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

Master Plan Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Master Plan amendments may be found in Article 820, Amendment of Master Plan.

The Washoe County Master Plan describes how the physical character of the County exists today and is planned for the future. The plan is adopted by the community and contains information, policies and a series of land use maps. The Master Plan provides the essential framework for creating a healthy community system and helps guide decisions about growth and development in the County. The following are general types of requests the County receives to amend the Master Plan. Please identify which type of amendment you are requesting:

<input checked="" type="checkbox"/> A request to change a master plan designation(s) from the adopted master plan and/or area plan maps
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies found in the elements of the Master Plan
<input type="checkbox"/> A request to add, amend, modify or delete any of the adopted policies in the area plans
<input type="checkbox"/> A request to add, amend, modify or delete specific language found in the area plans
<input type="checkbox"/> Other (please identify):

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Master Plan. Staff will review the application to determine if the amendment request is in conformance with the policies and language within the elements and area plans of the Master Plan or if the information provided supports a change to the plan. Please provide a brief explanation to all questions.

1. What is the Master Plan amendment being requested at this time?

A Master Plan amendment to re-designate 80+/- acres of property from 70.43+/- acres of Rural Residential (RR) and 9.58+/- acres of Rural (R) to Suburban Residential (SR).
--

2. What conditions have changed and/or new studies have occurred since the adoption of the Washoe County Master Plan that supports the need for the amendment request?

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

3. Please provide the following specific information.
- a. What is the location (address or distance and direction from nearest intersection)? Please attach a legal description.

The site is located at the end of Marango road, which lies a little over 1,000 ft south of its intersection to Toll Rd. A legal description is attached with this submittal.

- b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Existing Acres	Proposed Master Plan Designation	Proposed Acres
017-410-05	RR / R	40	SR	40
050-571-24	RR / R	13.13	SR	13.13
050-571-25	RR / R	13.34	SR	13.34
050-571-26	RR / R	13.65	SR	13.65

c. What are the adopted land use designations of adjacent parcels?

North	SR
South	RR / R
East	RR
West	OS (BLM Land)

4. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, buildings, etc.):

Currently, the project site is undeveloped, with a few ponds fed by springs and a small storage facility. The property contains slightly sloped terrain on both the east and west that meets in the middle of the site and is accessed from Marango Rd on the north side.

There are some small dirt roads for access through the site with gates currently on both sides.

Photos of the site are depicted in the attached report.

5. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

With a few ponds fed by springs onsite, the property contains slightly sloped terrain on both the east and west that meets in the middle of the site and is accessed from Marango Rd on the north side. There is a drainage channel that runs through the western edge of the site with slight vegetation throughout. Besides the drainageway, there is typical limited semi-arid terrain with fine dirt and rocks with occasional shrubbery.

Photos of the site are depicted in the attached report.

6. Describe whether any of the following natural resources or systems are related to the proposed amendment:

- a. Is property located in the 100-year floodplain? (If yes, please attach documentation of the extent of the floodplain and any proposed floodplain map revisions in compliance with Washoe County Development Code, Article 416, Flood Hazards, and consultation with the Washoe County Engineering.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

N/A

- b. Does property contain wetlands? (If yes, please attach a preliminary delineation map and describe the impact the proposal will have on the wetlands. Impacts to the wetlands may require a permit issued from the U.S. Army Corps of Engineers.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

Ponds onsite are storage ponds only, not natural wetlands. The drainage way is also not a registered Creek or Regulated Waterway (418).

- c. Does property contain slopes or hillsides in excess of 15 percent and/or significant ridgelines? (If yes, please note the slope analysis requirements contained in Article 424, Hillside Development of the Washoe County Development Code.)

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

A Slope Analysis Map is attached with this application.

- d. Does property contain geologic hazards such as active faults; hillside or mountainous areas; is subject to avalanches, landslides, or flash floods; is near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

There are hillsides on the property and a Slope Analysis Map is attached with this applicaiton.

- e. Does property contain prime farmland; is within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
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Explanation:

None Known

7. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

None Known

8. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #		acre-feet per year	
b. Certificate #		acre-feet per year	
c. Surface Claim #		acre-feet per year	
d. Other #		acre-feet per year	

- e. Please attach a copy(s) of the water rights title (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Applicable Water Rights will be purchased at the necessary time through TMWA
--

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The project site is within the TMSA and has access through existing easement and the will of the developer to extend lines per his own expense, this is a logical and fiscally responsible reason ensure development on this site can connect to sewer and water lines. Through the developer purchasing the appropriate water rights through TMWA, this ensure that no new groundwater wells will occur on this site and thus less stress towards groundwater for the existing region with the ever more increasing population.
--

9. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

Developer funded line extension.

10. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	---	------------------------------------	-----------------------------------

c. Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Developer funded line extension.

11. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Marango Road, Toll Rd, Geiger Grade Rd, US395

12. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes No

13. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows FPD Station T14
b. Health Care Facility	Renown Medical Group - Damonte
c. Elementary School	Brown Elementary School
d. Middle School	Depoali Middle School
e. High School	Damonte Ranch High School
f. Parks	Bailey Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Route 56- Domonte Ranch Pkwy

14. Describe how the proposed amendment fosters, promotes or complies with the policies of the adopted area plans and elements of the Washoe County Master Plan:

a. Population Element:

The establishment of suburban residential at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties, offers recreational opportunities into public lands, and is a short distance to arterial roads and highways.

b. Conservation Element:

With both being in the Suburban Community Water and Sanitary Sewer Service Area as well as containing ridgelines to be protected, all mitigation measures will be taken into consideration. Clustered development will be a valid measure to obtain a scenic landscape. With future development, the ponds on-site are likely to form part of an open space area and neighborhood amenity.

c. Housing Element:

LDS zoning and associated 1 du/ac density is highly appropriate given the site proximity within the TMSA and water and sewer lines. The LDS use will serve to better transition between more rural uses outside of the TMSA boundary and is more appropriate than the more dense option of MDS mentioned in the SVRTCMA.

d. Land Use and Transportation Element:

The clustering of lots, such as that proposed with the Estates at Marango Springs, will reduce overall resource impacts, reduce water consumption, preserve natural resources, and serve to implement this goal.

e. Public Services and Facilities Element:

Being in the TMSA and having existing easement access to Sewer and Water as well as a handful of other public services nearby, this project site fits this element.

f. Adopted area plan(s):

South Valleys Area Plan
Steamboat Valley Rural Transition Character Management Area

15. If the area plan includes a Plan Maintenance component, address all policies and attach all studies and analysis required by the Plan Maintenance criteria.

N/A

Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment are satisfied. (Please refer to Article 820 of the Washoe County Development Code for the list of Findings.)

See attached report for additional findings and information.

Community Services Department
Planning and Building
REGULATORY ZONE AMENDMENT
APPLICATION



Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89520

Telephone: 775.328.6100

Washoe County Development Application

Your entire application is a public record. If you have a concern about releasing personal information, please contact Planning and Building staff at 775.328.6100.

Project Information		Staff Assigned Case No.: _____	
Project Name: Estates at Marango Springs			
Project Description: Master Plan Amendment for 80 Acres in the South Valleys Area Plan <i>Regulatory Zone</i> <i>from LDR, GR, and MOR to LDS</i>			
Project Address: 18090 Marango Road, Reno NV			
Project Area (acres or square feet): 80 Acres			
Project Location (with point of reference to major cross streets AND area locator): At the southern end of Marango Road, off of Toll Road			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
017-410-05	40.00 +/-	050-571-25	13.34+/-
050-571-24	13.13+/-	050-571-26	13.65+/-
Section(s)/Township/Range: T17N R20E S03			
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name: Harry Fry		Name: Rubicon Design Group	
Address: 761 Greenbrae Dr		Address: 1610 Montclair Ave, Suite B	
Sparks, NV		Reno, NV	
Zip: 89431		Zip: 89509	
Phone:	Fax:	Phone: 775-425-4800	Fax:
Email: hcf2008@live.com		Email: swright@rubicondesigngroup.com	
Cell:	Other:	Cell: 530-906-0348	Other:
Contact Person:		Contact Person: Scott Wright or Derek Wilson	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same As Above		Name:	
Address:		Address:	
	Zip:		Zip:
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

July 1, 2017

Property Owner Affidavit

Applicant Name: Harry C. Fry

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

STATE OF NEVADA)
COUNTY OF WASHOE)

I, Harry C. Fry
(please print name)

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

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

Assessor Parcel Number(s): _____

Printed Name Harry C. Fry
Signed Harry C. Fry
Address 767 Greenbrae Dr.
Sparks, NV 89431

Subscribed and sworn to before me this 10th day of May, 2018.

Deanna L McAninch

Notary Public in and for said county and state

My commission expires: 4/26/2021



(Notary Stamp)

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

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

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Chapter 110 of the Washoe County Code is commonly known as the Development Code. Specific references to Regulatory Zone amendments may be found in Article 821, Amendment of Regulatory Zone.

Please complete this questionnaire to ensure consistent review of your request to amend the Washoe County Zoning Map. Please provide a brief explanation to all questions answered in the affirmative.

1. Please describe the Regulatory Zone amendment request:

A Regulatory Zone Amendment to rezone 80.00± acres from 34.95± acres of Low Density Rural (LDR), 9.58± acres of General Rural (GR), and 36.51± acres of Medium Density Rural (MDR) to Low Density Suburban (LDS).

2. List the Following information regarding the property subject to the Regulatory Zone Amendment.

- a. What is the location (address, assessor's parcel number or distance and direction from nearest intersection)?

The site is located at the end of Marango road, which lies a little over 1,000 ft south of its intersection to Toll Rd. A legal description is attached with this submittal.

b. Please list the following (attach additional sheet if necessary):

APN of Parcel	Master Plan Designation	Current Zoning	Existing Acres	Proposed Zoning	Proposed Acres
017-410-05	RR / R	LDR/GR	40	LDS	40
050-571-24	RR / R	MDR/GR	13.13	LDS	13.13
050-571-25	RR / R	MDR/GR	13.34	LDS	13.34
050-571-26	RR / R	MDR/GR	13.65	LDS	13.65

c. What are the regulatory zone designations of adjacent parcels?

	Zoning	Use (residential, vacant, commercial, etc.)
North	LDS	Residential
South	LDR/GR	Vacant/Residential
East	OS	BLM Land
West	LDR/HDR	Vacant/Residential

3. Describe the existing conditions and uses located at the site or in the vicinity (i.e. vacant land, roadways, easements, buildings, etc.):

Currently, the project site is undeveloped, with a few ponds fed by springs and a small storage facility. The property contains slightly sloped terrain on both the east and west that meets in the middle of the site and is accessed from Marango Rd on the north side.

There are some small dirt roads for access through the site with gates currently on both sides.

Photos of the site are depicted in the attached report.

4. Describe the natural resources associated with the site under consideration. Your description should include resource characteristics such as water bodies, vegetation, topography, minerals, soils and wildlife habitat.

With a few ponds fed by springs onsite, the property contains slightly sloped terrain on both the east and west that meets in the middle of the site and is accessed from Marango Rd on the north side. There is a drainage channel that runs through the western edge of the site with slight vegetation throughout. Besides the drainageway, there is typical limited semi-arid terrain with fine dirt and rocks with occasional shrubbery.

Photos of the site are depicted in the attached report.

5. Does the property contain development constraints such as floodplain or floodways, wetlands, slopes or hillsides in excess of 15%, geologic hazards such as active faults, significant hydrologic resources or major drainages or prime farmland?

<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
---	-----------------------------

Explanation:

A Slope Analysis Map is attached with this application.

6. Please describe whether any archaeological, historic, cultural, or scenic resources are in the vicinity or associated with the proposed amendment:

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

Explanation:

None Known

7. Do you own sufficient water rights to accommodate the proposed amendment? (Amendment requests in some groundwater hydrographic basins [e.g. Cold Springs, Warm Springs, etc.] require proof of water rights be submitted with applications. Please provide copies of all water rights documents, including chain of title to the original water right holder.)

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

If yes, please identify the following quantities and documentation numbers relative to the water rights:

a. Permit #	N/A	acre-feet per year	
b. Certificate #	N/A	acre-feet per year	
c. Surface Claim #	N/A	acre-feet per year	
d. Other #	N/A	acre-feet per year	

- e. Title of those rights (as filed with the State Engineer in the Division of Water Resources of the Department of Conservation and Natural Resources):

Applicable Water Rights will be purchased at the necessary time through TMWA
--

- f. If the proposed amendment involves an intensification of land use, please identify how sufficient water rights will be available to serve the additional development.

The project site is within the TMSA and has access through existing easement and the will of the developer to extend lines per his own expense, this is a logical and fiscally responsible reason ensure development on this site can connect to sewer and water lines. Through the developer purchasing the appropriate water rights through TMWA, this ensure that no new groundwater wells will occur on this site and thus less stress towards groundwater for the existing region with the ever more increasing population.
--

8. Please describe the source and timing of the water facilities necessary to serve the amendment:

a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	TMWA

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
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c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of water service:

Developer funded line extension.

9. What is the nature and timing of sewer services necessary to accommodate the proposed amendment?

a. System Type:

<input type="checkbox"/> Individual septic		
<input checked="" type="checkbox"/> Public system	Provider:	Washoe County

b. Available:

<input checked="" type="checkbox"/> Now	<input checked="" type="checkbox"/> 1-3 years	<input type="checkbox"/> 3-5 years	<input type="checkbox"/> 5+ years
---	---	------------------------------------	-----------------------------------

c. Is this part of a Washoe County Capital Improvements Program project?

<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
------------------------------	--

- d. If a public facility is proposed and is currently not listed in the Washoe County Capital Improvements Program and not available, please describe the funding mechanism for ensuring availability of sewer service. If a private system is proposed, please describe the system and the recommended location(s) for the proposed facility.

Developer funded line extension.

10. Please identify the street names and highways near the proposed amendment that will carry traffic to the regional freeway system.

Marango Road, Toll Rd, Geiger Grade Rd, US395

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report will be required. See attached Traffic Impact Report Guidelines.)

Yes No

12. Community Services (provided and nearest facility):

a. Fire Station	Truckee Meadows FPD Station T14
b. Health Care Facility	Renown Medical Group - Damonte
c. Elementary School	Brown Elementary School
d. Middle School	Depoali Middle School
e. High School	Damonte Ranch High School
f. Parks	Bailey Creek Park
g. Library	South Valleys Library
h. Citifare Bus Stop	Route 56- Domonte Ranch Pkwy

Projects of Regional Significance Information – for Regulatory Zone Amendments

Nevada Revised Statutes 278.026 defines “Projects of Regional Significance”. Regulatory Zone amendment requests for properties within the jurisdiction of the Truckee Meadows Regional Planning Commission (TMRPC) must respond to the following questions. A “Yes” answer to any of the following questions may result in the application being referred first to the Truckee Meadows Regional Planning Agency for submission as a project of regional significance. Applicants should consult with County or Regional Planning staff if uncertain about the meaning or applicability of these questions.

1. Will the full development potential of the Regulatory Zone amendment increase employment by not less than 938 employees?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

2. Will the full development potential of the Regulatory Zone amendment increase housing by 625 or more units?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

3. Will the full development potential of the Regulatory Zone amendment increase hotel accommodations by 625 or more rooms?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

4. Will the full development potential of the Regulatory Zone amendment increase sewage by 187,500 gallons or more per day?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

5. Will the full development potential of the Regulatory Zone amendment increase water usage by 625 acre-feet or more per year?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

6. Will the full development potential of the Regulatory Zone amendment increase traffic by 6,250 or more average daily trips?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

7. Will the full development potential of the Regulatory Zone amendment increase the student population from kindergarten to 12th grade by 325 students or more?

<input type="checkbox"/> Yes	<input type="checkbox"/> No
------------------------------	-----------------------------

Applicant Comments

This page can be used by the applicant to support the regulatory zone amendment request and should address, at a minimum, how one or more of the findings for an amendment is satisfied. (Please refer to Article 821 of the Washoe County Development Code for the list of Findings.)

See attached report for additional findings and information.

Washoe County Treasurer
 Tammi Davis

Account Detail

[Back to Account Detail](#)

[Change of Address](#)

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Washoe County Parcel Information

Parcel ID	Status	Last Update
01741005	Active	5/14/2018 2:06:27 AM
Current Owner: FRY, HARRY		SITUS: 18090 MARANGO RD
761 GREENBRAE DR SPARKS, NV 89431		
Taxing District 4000	Geo CD:	
Legal Description		
SubdivisionName _UNSPECIFIED Township 17 Range 20 Section 3		

Pay Online

No payment
this account

\$0.00

Pay By Check

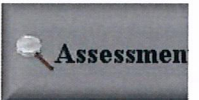
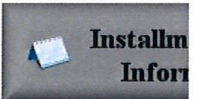
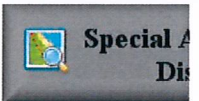
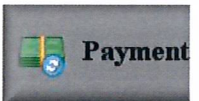
Please make checks
WASHOE COUNTY T

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

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

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$7,258.51	\$7,406.60	\$0.00	\$0.00	\$0.00
2016	\$7,075.42	\$7,075.42	\$0.00	\$0.00	\$0.00
2015	\$5,375.67	\$5,429.43	\$0.00	\$0.00	\$0.00
2014	\$5,208.98	\$5,208.98	\$0.00	\$0.00	\$0.00
2013	\$5,057.26	\$5,057.26	\$0.00	\$0.00	\$0.00
Total					\$0.00



Important Payment Information

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

Washoe County Treasurer
 Tammi Davis

Account Detail

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

Washoe County Parcel Information		
Parcel ID	Status	Last Update
05057124	Active	5/14/2018 2:06:27 AM
Current Owner: FRY, HARRY 761 GREENBRAE DR SPARKS, NV 89431		SITUS: 0 MARANGO RD WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 3 Lot 1 Block		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,397.12	\$1,411.08	\$0.00	\$0.00	\$0.00
2016	\$1,362.57	\$1,362.57	\$0.00	\$0.00	\$0.00
2015	\$1,360.88	\$1,374.49	\$0.00	\$0.00	\$0.00
2014	\$1,360.88	\$1,360.88	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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

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



Washoe County Treasurer
 Tammi Davis

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Washoe County Parcel Information		
Parcel ID	Status	Last Update
05057125	Active	5/14/2018 2:06:27 AM
Current Owner: FRY, HARRY 761 GREENBRAE DR SPARKS, NV 89431		SITUS: 0 MARANGO RD WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 3 Lot 2 Block		

Tax Bill (Click on desired tax year for due dates and further details)					
Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2017	\$1,397.12	\$1,411.08	\$0.00	\$0.00	\$0.00
2016	\$1,362.57	\$1,362.57	\$0.00	\$0.00	\$0.00
2015	\$1,360.88	\$1,374.49	\$0.00	\$0.00	\$0.00
2014	\$1,360.88	\$1,360.88	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information
<ul style="list-style-type: none"> ALERTS: If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due. For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See Payment Information for details.

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 WASHOE COUNTY T

Mailing Address:
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 Reno, NV 89520-3039

Overnight Address:
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Washoe County Parcel Information

Parcel ID	Status	Last Update
05057126	Active	5/14/2018 2:06:27 AM
Current Owner: FRY, HARRY 761 GREENBRAE DR SPARKS, NV 89431		SITUS: 0 MARANGO RD WASHOE COUNTY NV
Taxing District 4000	Geo CD:	
Legal Description		
Range 20 SubdivisionName _UNSPECIFIED Township 17 Section 3 Lot 3 Block		

Tax Bill (Click on desired tax year for due dates and further details)

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
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2016	\$1,362.57	\$1,362.57	\$0.00	\$0.00	\$0.00
2015	\$1,360.88	\$1,374.49	\$0.00	\$0.00	\$0.00
2014	\$1,360.88	\$1,360.88	\$0.00	\$0.00	\$0.00
Total					\$0.00

Important Payment Information

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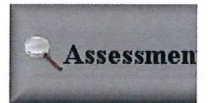
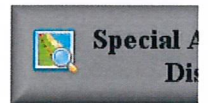
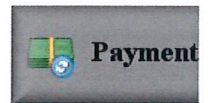
\$0.00

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Marango Road Sewer Improvement Study

Engineer has reviewed the South Truckee Meadows Water Reclamation Facility (STMWRF) plan provided by Washoe County. The Facility plan was updated in January, 2016. The expected impacts related to the requested land use change would marginally increase projected sewer flows into the existing infrastructure. Assuming a maximum of 80 single family units could be developed on the existing land, sewer flows would increase approximately 64,800 gallons per day (80 SFH x 270 gpcpd x 3 cap/unit).

The STMWRF Facility Plan has accounted for growth in the South Valleys area through 2035, projecting expected population growth including the development of vacant land in the region. The average sewer flows expected by 2020 were projected at 3.6 Million Gallons per Day (MGD) versus current flows of 3.0 MDG. The collection system was evaluated and a Capital Improvement Plan (CIP) was identified to address growth through 2035. The Facility Plan identified the Streamboat Creek Lift Station as a potential future improvement need once flow exceeded 3.4 MGD (Table 2.23), however this improvement was not listed on the CIP.

Conclusion:

The maximum increase in sewer flow from the proposed area of the Marango Road Zone Change is 64,800 gallons per day, or 0.065 MGD. The capacity of the existing system as defined by the STMWRF Facilities Plan allows for 3.6 million MGD by 2020. The existing flows in the system currently are approximately 3.0 MGD. Therefore, sufficient capacity exists in the existing infrastructure to accommodate the .065 MGD maximum increase in sewer flows attributable to the proposed land use change. Additionally, the STMWRF Facilities Plan has a stated growth plan and the County has a CIP in place to accommodate projected growth in the South Valleys Planning Area.





Marango Road Domestic Water Improvement Study

Engineer has reviewed the proposed development of the Marango Road land use change with the Truckee Meadows Water Authority (TMWA). TMWA indicated that service to the specific project area will require infrastructure upgrades to serve the higher elevations located on the project site. TMWA has a capital improvement plan (CIP) in place to provide a booster pump station and water storage tank for the area in 2020, which will allow them to serve the development.

Conclusion

TMWA has a CIP in place to serve this project area in the near future. The CIP will accommodate the domestic water demand associated with the requested land use change.



GRP 6-30-19



Marango Road Hydrology Summary

The Fry 80-acre property is located south of the southern terminus of Marango Road in unincorporated Washoe County, Nevada (APN's 017-410-05 and 050-571-24, 25, and 26) in the eastern half of Section 2, T.17N., R.20E., M.D.M. The property ranges from moderately steep to very steep in grade. An existing natural drainage channel runs through the middle of the property from south to north. Existing ground cover consists of moderate stands of native high-desert grasses and shrubs. A small portion of the northern-most parcel has been graded to form a small pasture and three small ponds have been constructed to store irrigation water. A barn has been constructed on the northern-most parcel. An existing dirt jeep trail connects Marango Road to properties to the south.

Hydrologic calculations were broken into two separate studies. In the first study, only runoff generated on the subject 80 acres were considered. In the second study, runoff was computed for the large drainage channel which bisects the property.

Onsite Runoff

By using the Rational Method as defined in the Truckee Meadows Regional Drainage Manual to compute existing runoff, the 80-acre project property generates the following peak runoff rates:

5-Year Peak Runoff = 25.76 cfs

100-Year Peak Runoff = 93.30 cfs

When the project site is developed, the increase in impervious area from street, driveway, and house construction combined with increased channelization of runoff will cause an increase in the peak rate of runoff generated on the project site. In accordance with Washoe County Code, stormwater detention facilities will be incorporated into the development to reduce the peak rate of developed runoff to existing levels. Until the final density of the developed property is determined, it is impossible to estimate the hydrologic impact of development.

Drainage Channel

The existing drainage channel that crosses the site drains an area of 2.92 square miles. The drainage channel extends south from the subject property for nearly four miles. The use of the Rational Method is typically limited to smaller drainage basins. For this reason, the SCS Unit Hydrograph method was chosen as the method to compute peak runoff in the drainage channel. The US Army Corps of Engineers' HEC-HMS software was used to calculate peak runoff. It should be noted that the SCS Unit Hydrograph method results cannot be compared directly to

Rational Method results due to differences in lag time calculations and the greater sophistication of the calculation of direct runoff.

Using the HEC HMS and the SCS Unit Hydrograph Method, the following peak flows were calculated for the drainage channel

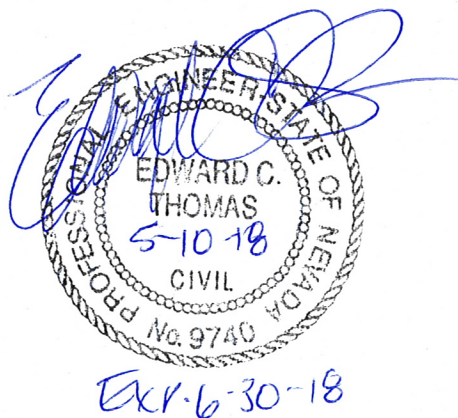
5-Year Peak Runoff – 0 cfs
100-Year Peak Runoff = 31.50 cfs

The discrepancy between the peak runoff computed for the 80-acre site and the greater 2.92 square mile basin has to do with pronounced elongation of the hydrograph that results from the long distance that runoff travels from the furthest reaches of the larger drainage basin.

Runoff entering the site from the larger drainage channel will be routed through the site in its existing channel to the fullest extent possible. The intent is to reduce disturbances to road crossing locations. Culverts will be designed to allow safe passage of runoff from the 100-year storm either by completely conveying the 100-year flow or by conveying a portion of the flow while allowing the highest flows to overtop the roadway and armoring the roadway against erosion.

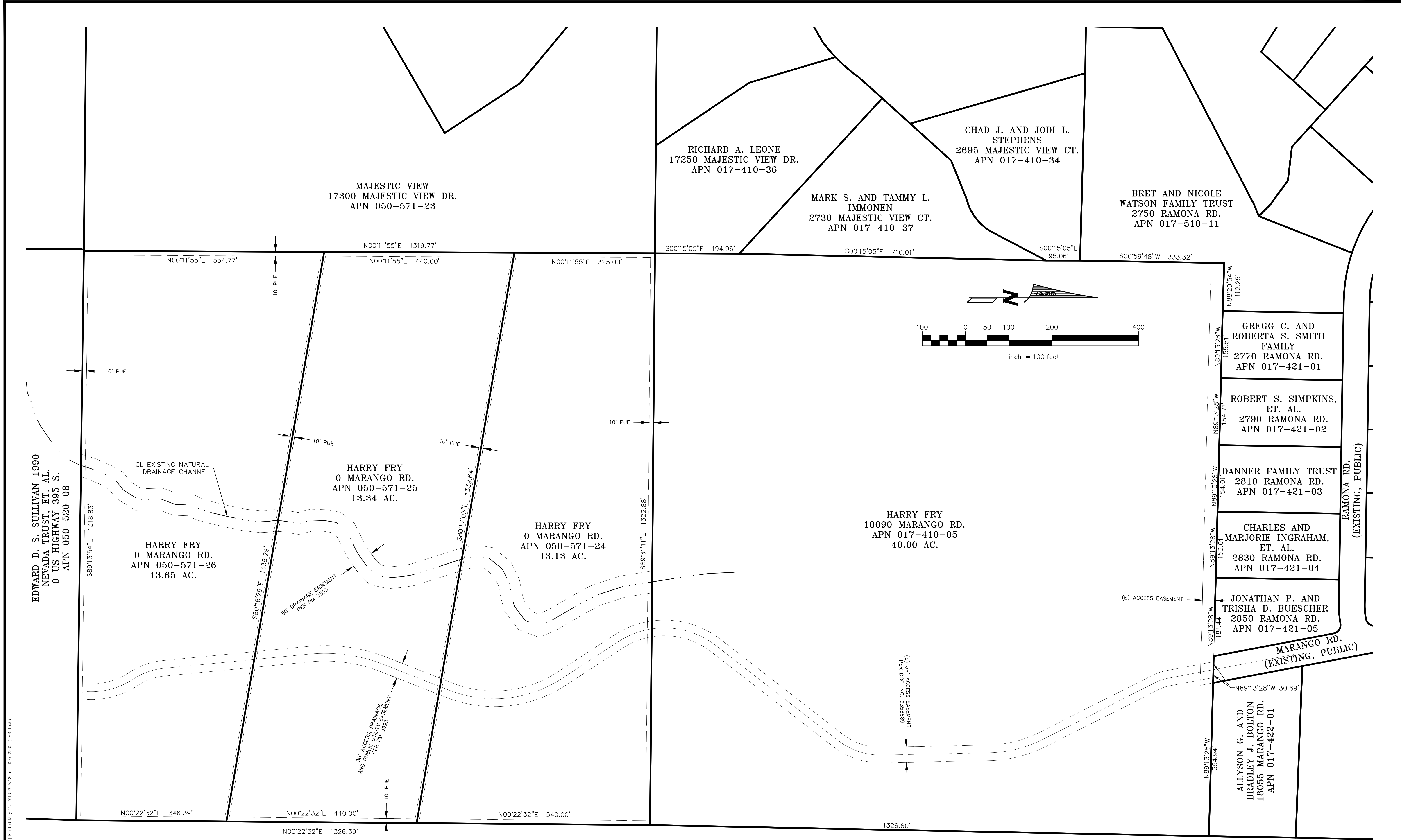
Conclusion

Development of the 80-acre project site will cause an increase in the peak rate of runoff generated on the site. In accordance with Washoe County Code, stormwater detention facilities will be incorporated into the development to reduce peak runoff back to pre-development rates. The existing drainage channel that bisects the property will be allowed to stay in its existing channel to the fullest extent practical. Appropriately-sized culverts will be constructed where necessary to safely convey runoff that is carried in the existing channel.



EXR-6-30-18



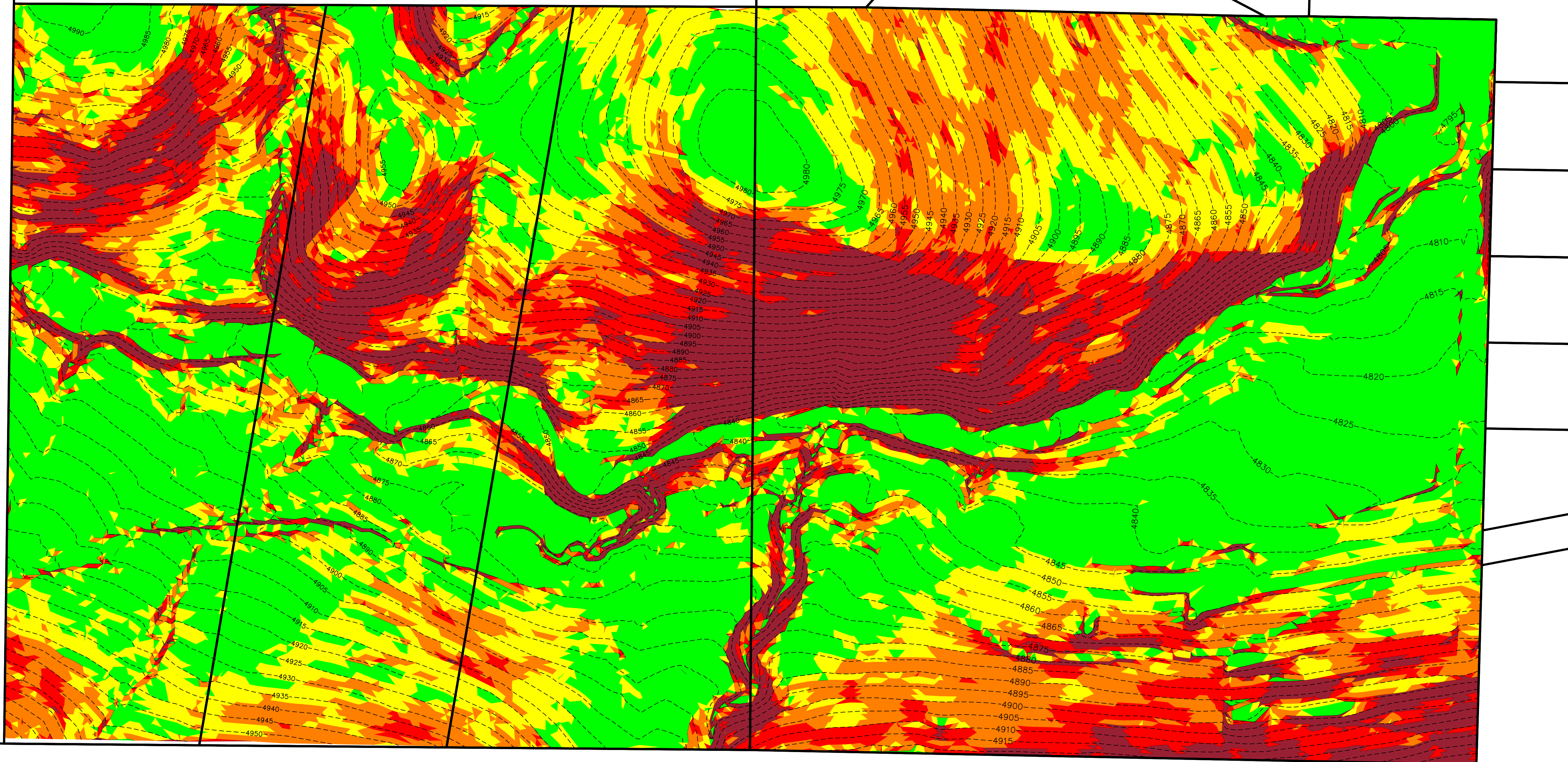


**MARANGO ROAD
ZONE CHANGE APPLICATION MAP**

DATE	REVISIONS	BY

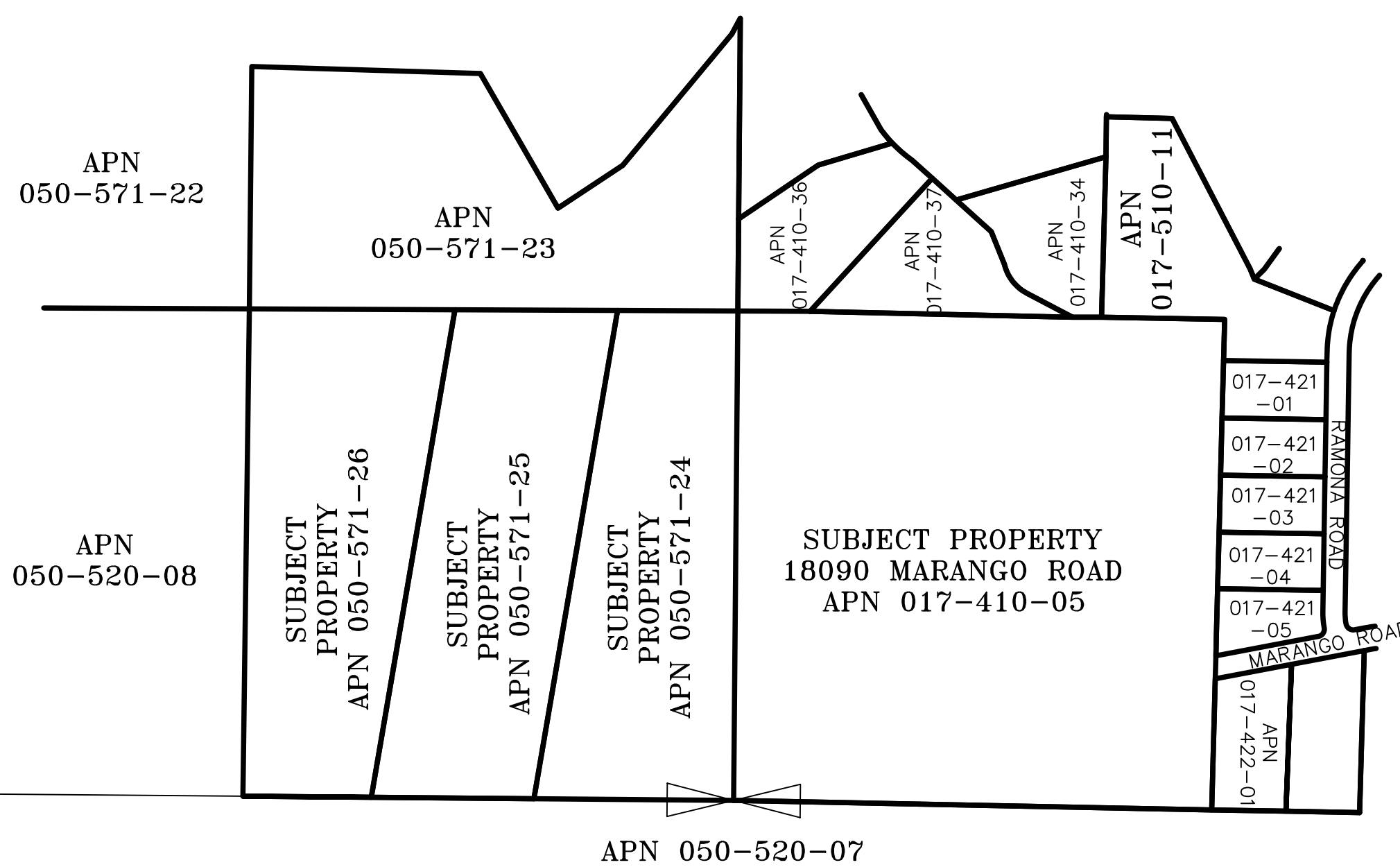
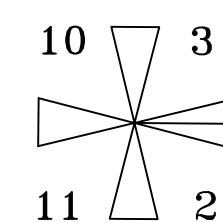
CLIENT No.: F052
JOB No.: 16008.01
DRAWN BY: ECT
CHECKED BY:
DATE: 5-2-18

SHEET No.
C1
OF TWO

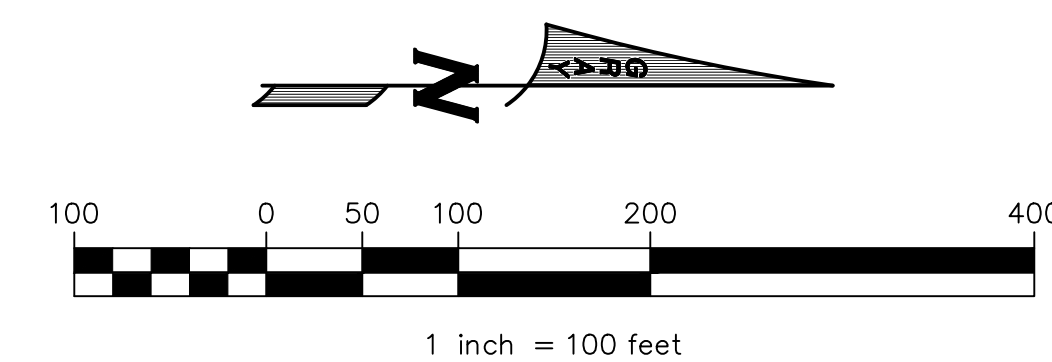


SLOPE RANGE LEGEND					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	COLOR	AREA	PERCENT OF TOTAL AREA
1	0.00%	15.00%	Green	31.01 AC	38.91
2	15.00%	20.00%	Yellow	16.38 AC	20.55
3	20.00%	25.00%	Orange	12.93 AC	16.23
4	25.00%	30.00%	Red	7.74 AC	9.71
5	30.00%	---	Dark Red	11.63 AC	14.59

TOTAL SITE AREA = 79.69 ac.

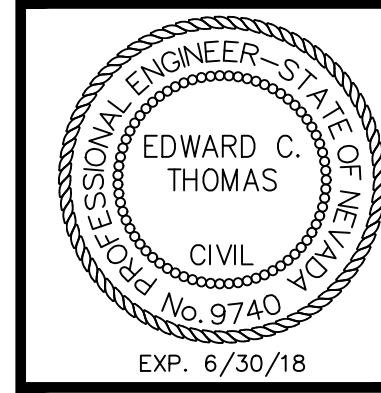


MAP LEGEND
 POR. SEC. 3, T. 17 N., R. 20 E., M.D.M.
 (N.T.S.)



FRY MARANGO ROAD PROPERTY
 SLOPE ANALYSIS MAP

WASHOE COUNTY - NEVADA



Gray & Associates INC.
 CIVIL ENGINEERS • PLANNERS • SURVEYORS
 130 Vine Street Reno, Nevada 89503
 (775) 329-2911 • (775) 329-0469 Fax • admin@grayassociates.net

DATE	REVISIONS	BY

CLIENT No.: B068
 JOB No.: 16006.01
 DRAWN BY: ECT
 CHECKED BY:
 DATE: 5-2-18

SHEET No.
C2
 OF TWO

File: C:\Users\kay\Documents\Projects\18090\18090_01_SLOPE_ANALYSIS.dwg | Support: Slope | Printed: May 11, 2018 @ 8:36:10am | 1:01:52.22:06 (LMS Tech)

The Estates at Marango Springs Master Plan Amendment & Regulatory Zone Amendment



Prepared by:



July 26, 2018

The Estates at Marango Springs MPA / RZA

Prepared for:

Dr. Harry Fry
761 Greenbrae Drive
Sparks, NV 89431

Prepared by:

Rubicon Design Group, LLC
1610 Montclair Ave, Suite B
Reno, Nevada 89509
(775) 425-4800

July 26, 2018

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Appendices:

- Washoe County Master Plan Amendment Application
- Washoe County Regulatory Zone Amendment Application
- Owner/Applicant Affidavit
- Proof of Property Tax Payment
- Title Report (Original Packet Only)
- Zone Change Application Map
- Slope Analysis Map
- Marango Road Sewer & Water Improvement Study
- Marango Road Hydrology Study

THE ESTATES AT MARANGO SPRINGS

Introduction

This application includes the following requests:

- A **Master Plan Amendment** to re-designate 80.12± acres of property from 70.12± acres of Rural Residential (RR) and 10.00± acres of Rural (R) to 45.12± acres of Suburban Residential (SR) and 25.00± acres of Rural Residential (RR), keeping the 10.00± acres of Rural (R) already on the property intact.
- A **Regulatory Zone Amendment** to rezone 80.12± acres from 35.26± acres of Low Density Rural (LDR), 10.00 ± acres of General Rural (GR), and 34.86± acres of Medium Density Rural (MDR) to 45.12± acres Low Density Suburban (LDS), 25.00± acres of Medium Density Rural (MDR), and keeping the 10.00± acres of General Rural (GR) already on the property intact.

Project Location

The Estates at Marango Springs (APNs 017-410-05, 050-571-24, -25, 26) consist 80.12± acres located at 18090 Marango Road, southeast of the City of Reno. Specifically, the property is at the end of Marengo Road off Toll Rd near Geiger Grade. Figure 1 (below) depicts the project location.



Figure 1 – Vicinity Map

THE ESTATES AT MARANGO SPRINGS

Existing Conditions

Currently, the project site is undeveloped, with a few ponds fed by springs and a small storage facility. Surrounding land uses include a mix of vacant land and single-family residence to the west and south, the Ravazza Ranch 1 subdivision to the north, and BLM-owned land to the east.

The Estates at Marango Springs property contains slightly sloped terrain on both the east and west with a flatter section in the middle. The site is accessed from Marango Rd on the north side. Figures 2 (below), 3 (following page) and 4 (page 7) depict the existing onsite conditions.



Figure 2 – Existing Conditions

THE ESTATES AT MARANGO SPRINGS

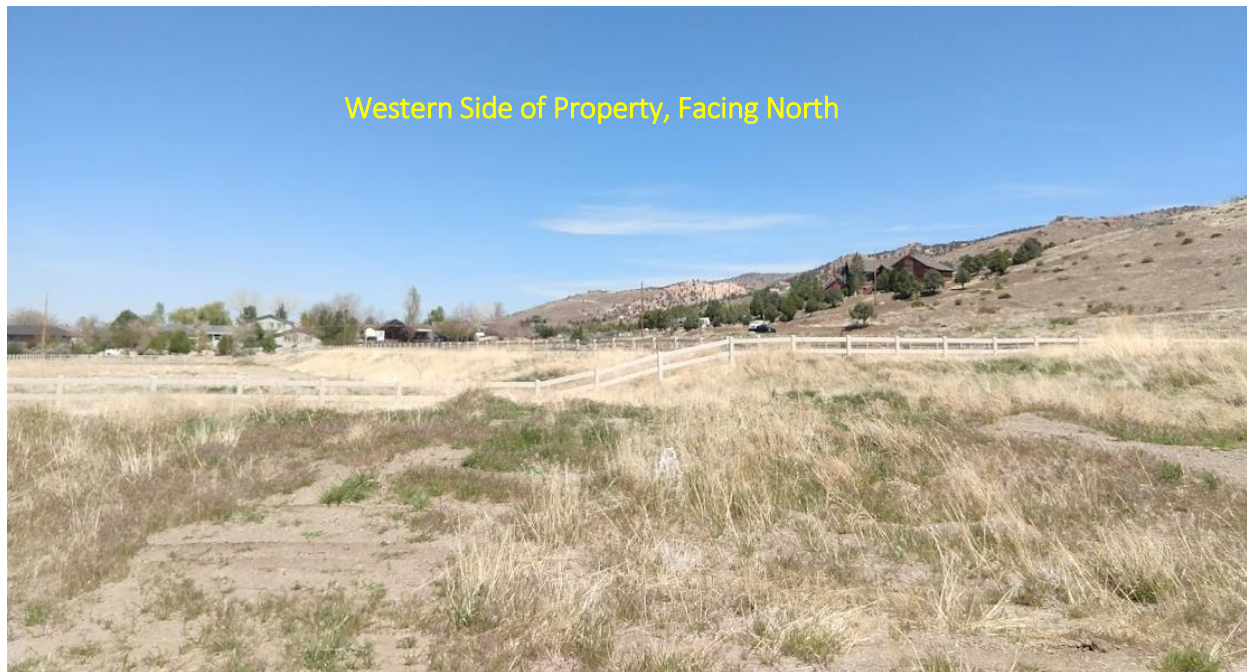


Figure 3 – Existing Conditions

THE ESTATES AT MARANGO SPRINGS



Figure 4 – Existing Conditions

THE ESTATES AT MARANGO SPRINGS

The Estates at Marango Springs is located within the South Valleys Area Plan and is identified within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA). The South Valleys Area Plan states that in the Steamboat and Pleasant Valley Communities “most homes (are) built on one-acre parcels”. The proposed zones of Low Density Suburban (LDS – One Unit per 1 Acre) and Medium Density Rural (MDR – One Unit per 5 Acres) are permitted and exactly matches the existing pattern of one-acre density. Figure 5 (below) depicts the project site in context with the SCMA.

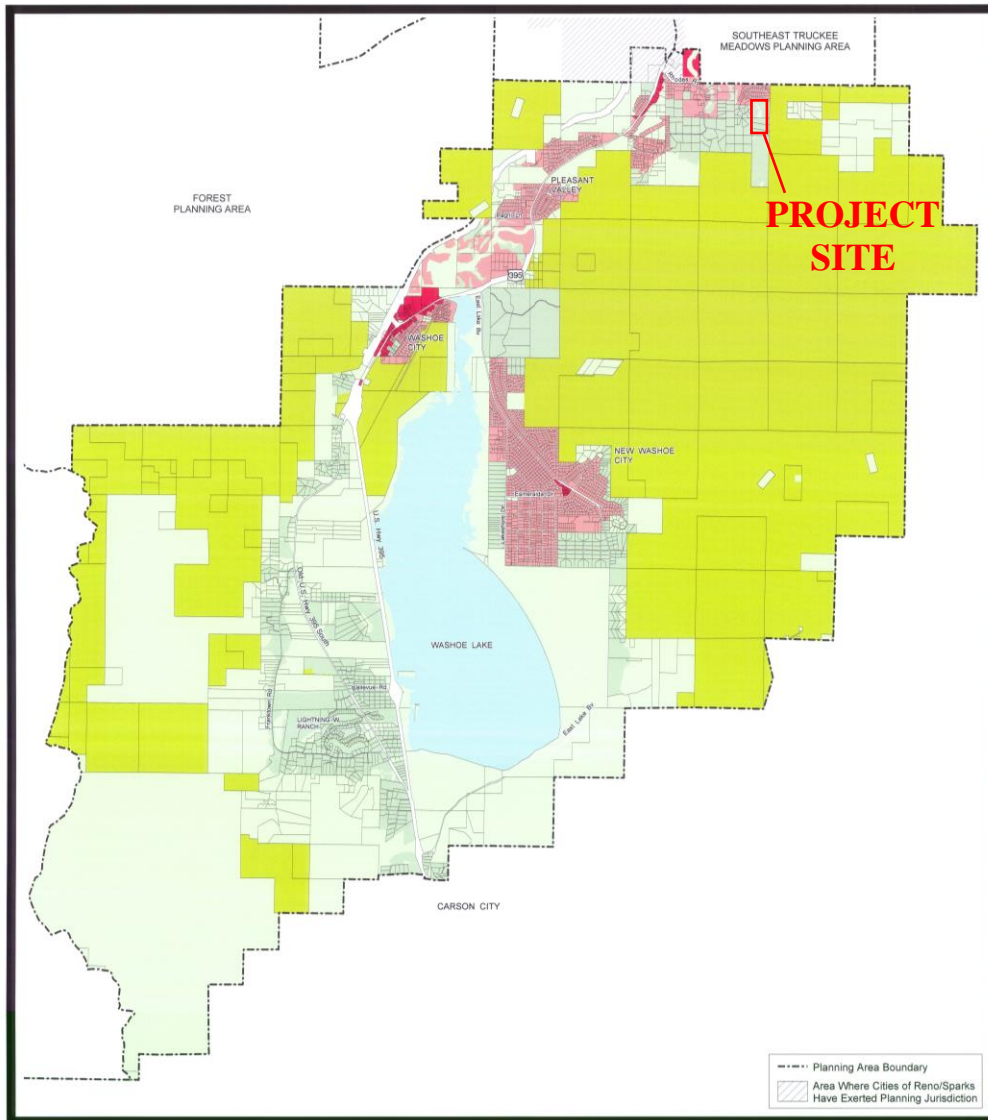


Figure 5 – South Valleys Area Plan

Request Summary

THE ESTATES AT MARANGO SPRINGS

The site is currently designated as Rural Residential (RR) and Rural (R) in the Master Plan and includes Low Density Rural (LDR), General Rural (GR), and Medium Density Rural (MDR) zoning. This application includes two land use requests in order to establish a Master Plan designation of Suburban Residential (SR) to allow for Low Density Suburban (LDS) zoning, along with Rural Residential (RR) designation to allow for Medium Density Rural (MDR) zoning, and keeping the Rural (R) designation that is already in place that allows for General Rural (GR). See Figures 8 – 12 for exact location of each designation.

The first component of this application is a Master Plan Amendment (MPA) from the current Rural Residential and Rural designation. The MPA requests that the 80.12± acre parcel be redesignated as a mix of Suburban Residential, Rural Residential, and Rural. The second request is a Regulatory Zone Amendment (RZA) from LDR, GR, and MDR zoning designation to a mix of LDS, MDR, and GR, consistent with the proposed Suburban Residential Master Plan designation and allowed designations within the Steamboat Valley Rural Transition Character Management Area (SVRTCMA).

It is the intent of the project applicant to establish the necessary Master Plan and zoning designations to match those of the adjoining subdivisions in which it borders. The parcel is within the TMSA (Figure 6 below) and is therefore suitable for service delivery and development. As depicted in Figure 7 (next page), the project site is also included in the “Suburban Community Water and Sanitary Sewer Service Area” as depicted on the South Valleys Public Services & Facilities Plan in the Master Plan.

It is planned to submit a tentative subdivision map at a future date. The tentative map process will address any areas of the site that present development restrictions, such as steep slopes and significant ridgelines. Development of these areas is restricted by existing Washoe County Code and any future projects will adhere to these restrictions.

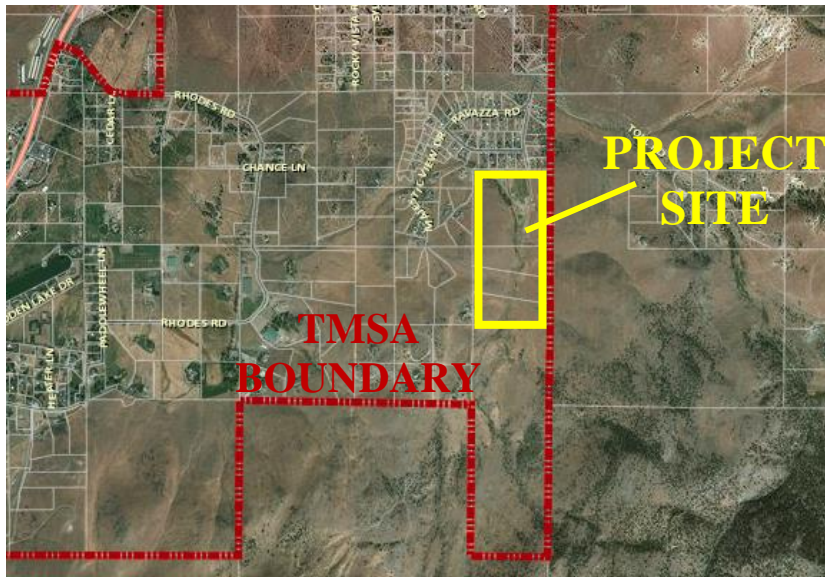
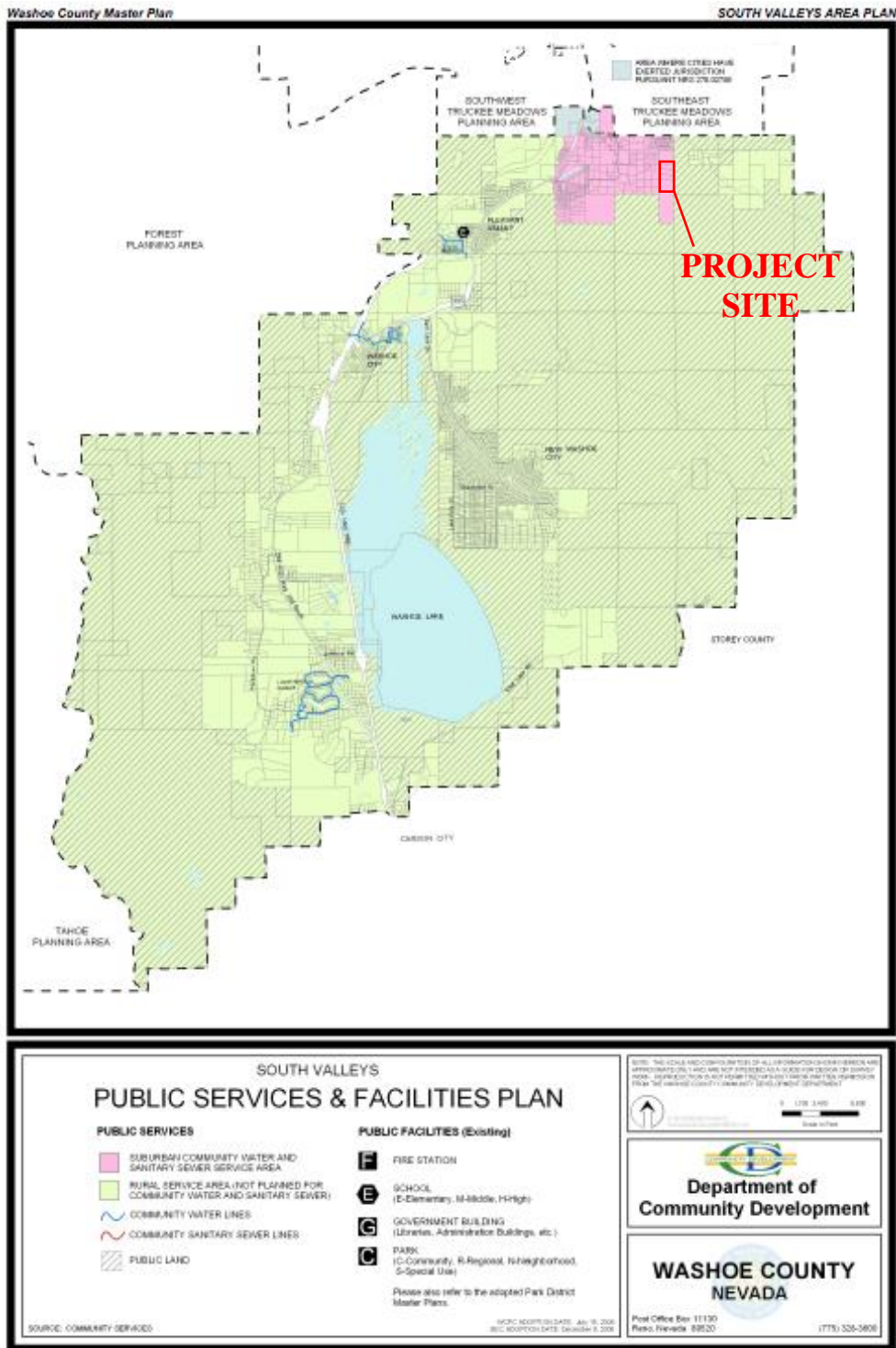


Figure 6- TMSA Boundary Line

THE ESTATES AT MARANGO SPRINGS



September 9, 2010 | **Figure 7 – South Valleys Public Services & Facilities Plan** | Page 2-11

THE ESTATES AT MARANGO SPRINGS

Each request is summarized below:

- **Master Plan Amendment**

It is proposed to change the Master Plan designation for the site to include the addition of Suburban Residential along with its original Rural Residential and Rural designations.

The property's main road, Marango Road, accesses the site from a SR designation subdivision. The project site therefore has a direct link and relationship to this subdivision to the north and it makes sense for them to have the same land use designation where it borders.

Per the Washoe County Master Plan Land Use and Transportation Element, the intent of the Suburban Residential designation is *"to encourage compatible smart growth development, while allowing diversity in lifestyle that is manifested in a variety of lot sizes, density, levels of mixed-use and land use patterns."*

In contrast, the Land Use and Transportation Element states that the intent of the Rural and Rural Residential Master Plan category is to discourage development into *"areas that lack essential infrastructure and services for intensification" and "are typically applied to lands outside the Truckee Meadows Services Area (TMSA)"*. This is particularly important considering that the project site lies within the TMSA and the appropriate services can be provided to this area, creating an efficient use of the TMSA boundary. The Rural Designation on site will not be touched as that includes undevelopable area, and the RR designation will stay mainly on the western side which has higher slopes than the eastern side.

The Suburban Residential designation and its associated intent is highly logical for a majority of the site at the Estates at Marango Springs. Due to the project site's location within the TMSA, full Rural Residential and Rural designation simply does not adequately provide smart use of the boundary. In fact, LUT.3.1 in *"Goal Three: The majority of growth and development occurs in existing or planned communities, utilizing smart growth practices"* of the Land Use and Transportation Element states to *"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)"*. With the 45.12± acres of SR to allow for LDS zoning, specifically allowed within the SVRTCMA and TMSA, the appropriate designation need to be applied to incorporate smart infrastructure development.

The Planning Policy Analysis section of this report provides further analysis of applicable Washoe County Master Plan Goals and Policies and demonstrates how the proposed amendment serves to implement them along with goals and policies of the Spanish Springs Area Plan and Truckee Meadows Regional Plan.

Figure 8 (following page) depicts the existing Master Plan designations for the project site, while Figure 9 (page 13) depicts the proposed land use changes.

THE ESTATES AT MARANGO SPRINGS

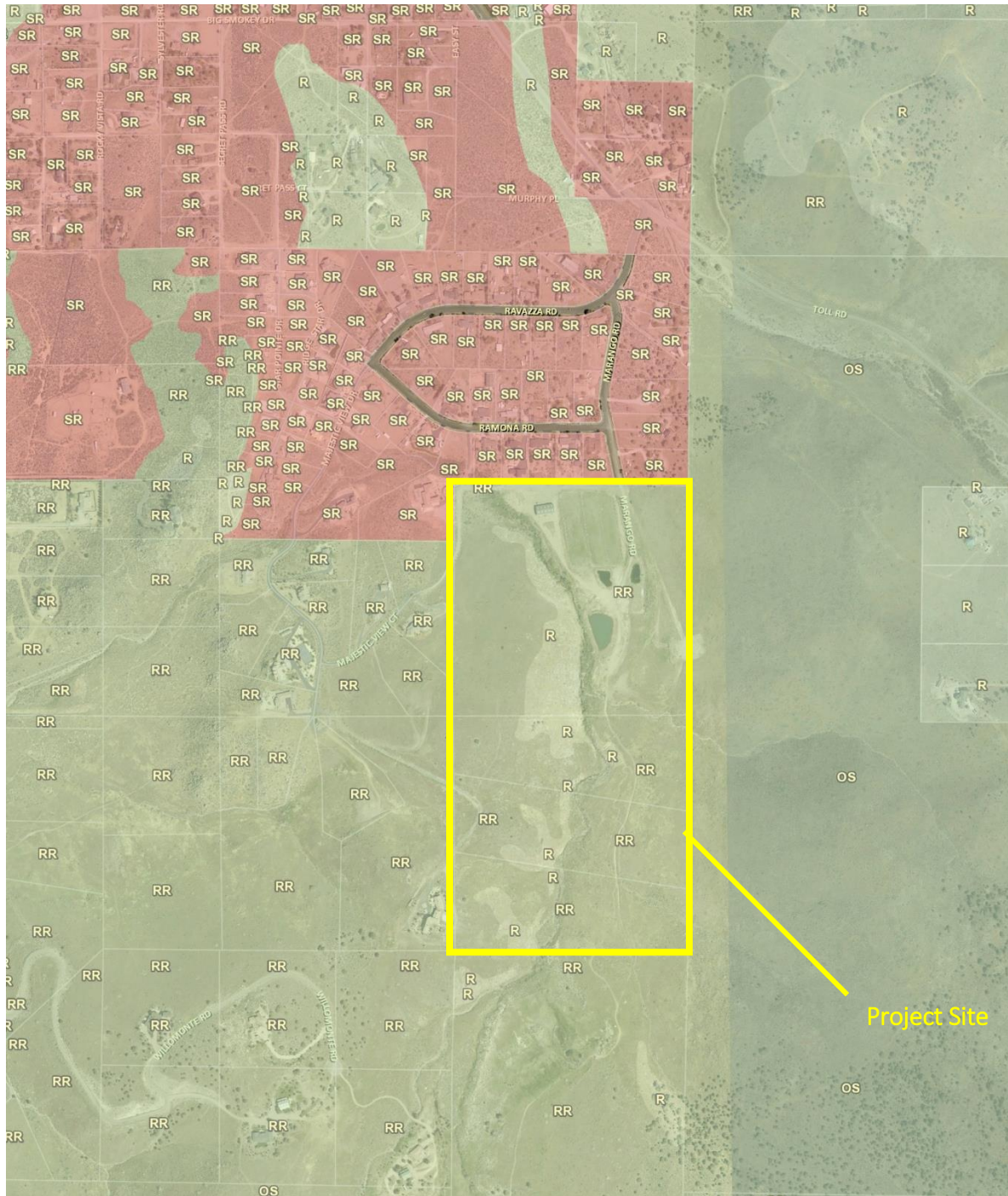


Figure 8 – Existing Master Plan Designations

THE ESTATES AT MARANGO SPRINGS

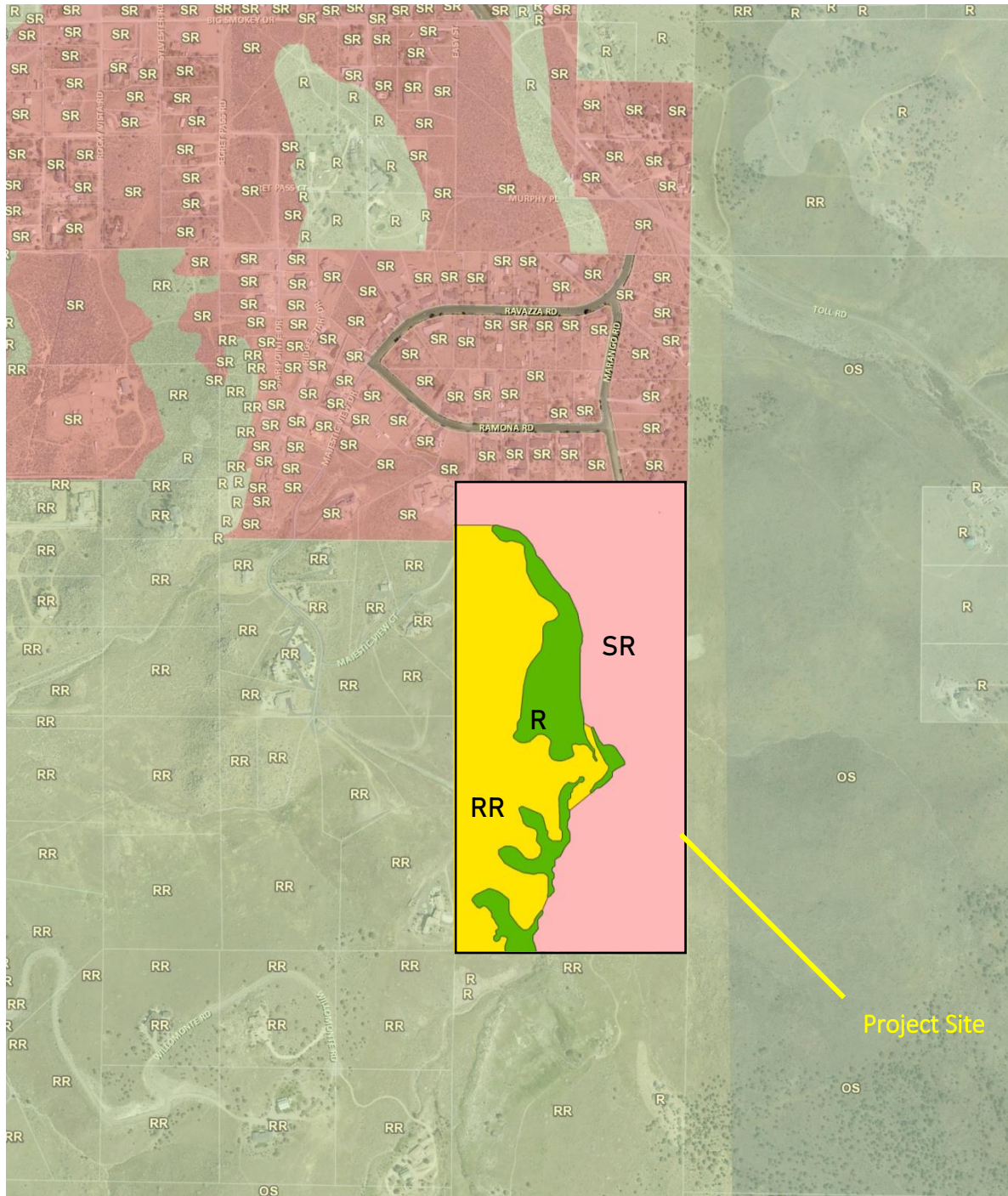


Figure 9 – Proposed Master Plan Designations

THE ESTATES AT MARANGO SPRINGS

- **Regulatory Zone Amendment**

The second component of this request is a Regulatory Zone Amendment (RZA). Currently, the project site is zoned Low Density Rural (LDR), General Rural (GR), and Medium Density Rural (MDR). Consistent with the requested 45.12± SR Master Plan designation, it is requested that the zoning for the site be amended to have 45.12± Low Density Suburban (LDS). The LDS designation will allow for single family residential development at a maximum density of 1 unit per acre. With the General Rural (GR) zoning staying in place and Medium Density rural (MDR) moving along most of the western portion of the property.

Figure 10 (below) shows that the LDS zone is allowed in the SVRTCMA. Note that a more intense zone, Medium Density Suburban, is also allowed in this area. This request does not therefore attempt to maximize allowable density on the site.

An amendment to LDS does not create any new zoning interactions in the area. The existing HDR zone to the west of the project site already borders an LDS zone. The existing OS zone to the east also already borders an LDS zone. There are no compatibility issues raised with this amendment.

- SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition 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. Low Density Suburban (LDS - One unit per 1 acre).
 - e. Medium Density Suburban (MDS - Three units per 1 acre).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
 - i. High Density Rural (HDR – One unit per 2.5 acres). (Limited to the areas designated HDR as of the effective date of this plan.)
 - j. Neighborhood Commercial (NC).

Figure 10 – Steamboat Valley Rural Transition Character Management Area Permitted Zones

THE ESTATES AT MARANGO SPRINGS

Figure 11 (below) depicts the existing site zoning while Figure 12 (following page) depicts the proposed zoning for the Estates at Marango Springs.

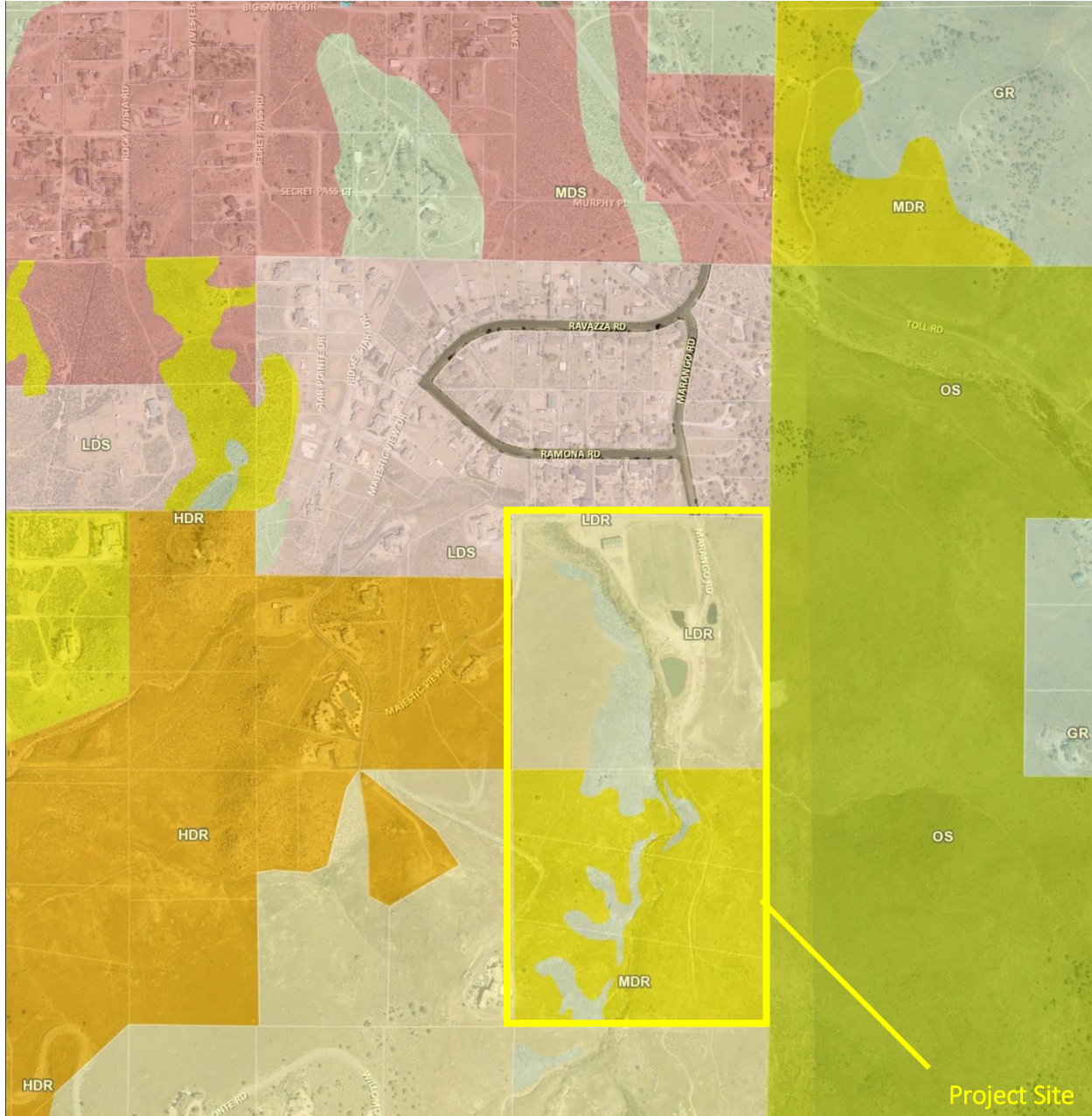


Figure 11 – Existing Zoning

THE ESTATES AT MARANGO SPRINGS

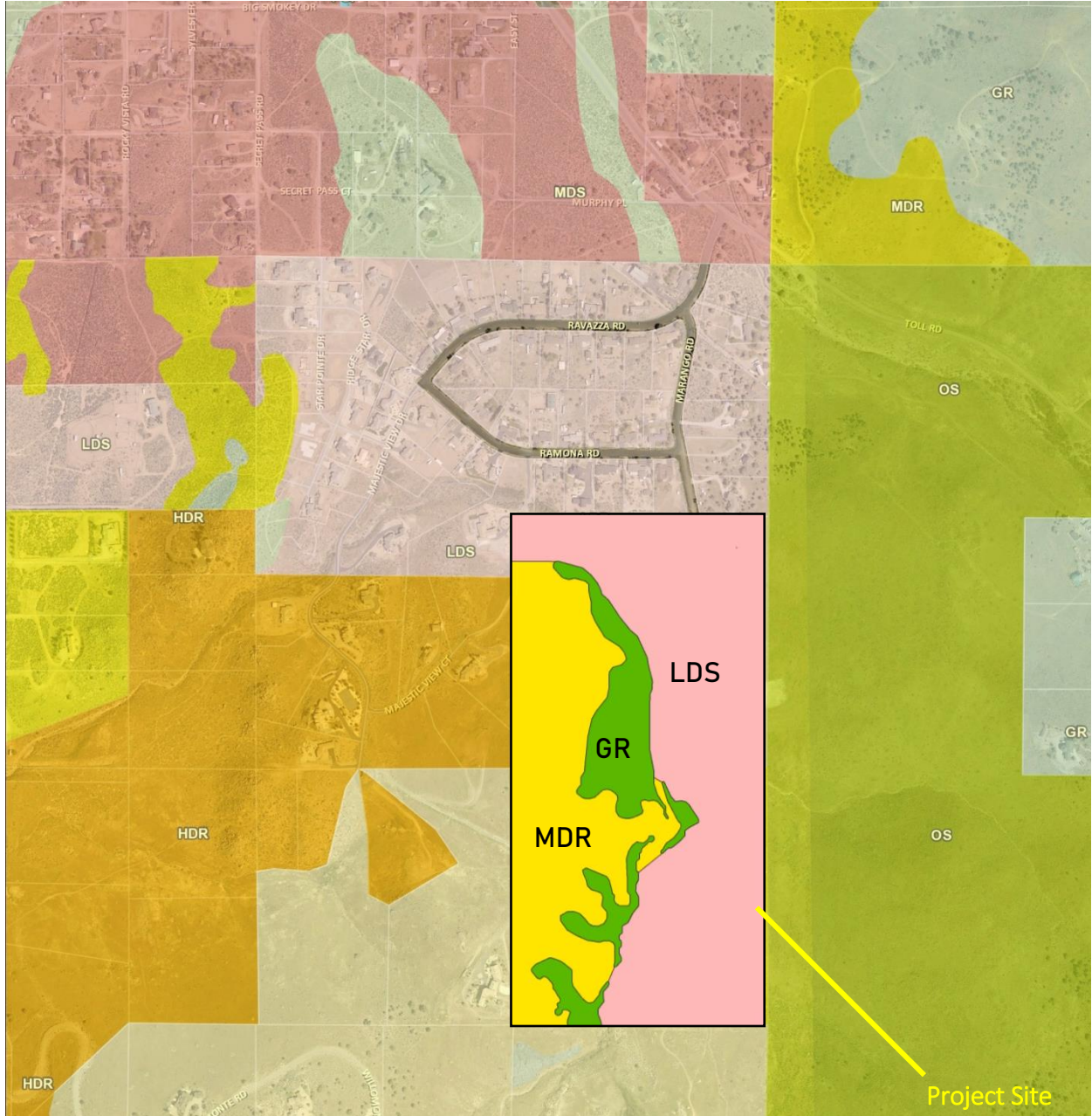


Figure 12– Proposed Zoning

THE ESTATES AT MARANGO SPRINGS

Future Development

It is intended to follow this MPA/RZA request with a tentative subdivision map request, to be submitted at a later date. It is recognized that a future development plan must provide compatibility with surrounding conditions. The review process included with these applications will include presentation before the appropriate Citizens Advisory Board, as well as a noticed community meeting. These meetings will allow the applicant to gather community input and incorporate those ideas and concerns into a future development plan. Additionally, it is planned to coordinate individually with adjoining property owners during the tentative map process in order to provide specific mitigation measures, project amenities, etc.

The future tentative map is envisioned to provide the same features and amenities of the surrounding developments, such as open space areas and attractive architecture. There are two ponds that hold water from a spring on-site that produces 26 acre-feet of surface water per year. This water is currently being used to irrigate a small portion of the property. With future development, these ponds are likely to form part of a neighborhood amenity.

Washoe County Code allows clustering of residential units (while adhering to the allowed overall density). This clustering option allows for resource conservation, reduction in water use, and open space provision. Given the site topography and natural features, it is likely that some clustering of housing lots will be included on a future tentative map, especially within the LDS zone, as to not disturb any of the slopes among the easternmost boundary.

Potential Impacts

It is very important to note that the MPA and RZA requests included with this application **do not** grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. A tentative subdivision map must be filed and approved in order to implement any new development and will address: specific project details; road design; infrastructure; hydrology; etc. This process will include a publicly-noticed hearing.

This section provides an initial overview impact analysis based on the likely maximum unit yield. This maximum yield is based on the permitted density under the LDS zoning while taking into consideration roads and natural features. The LDS zone allows one unit per acre. However, yield was reduced slightly due to the need for roads and open space, and the existence of slope areas. An estimate of 50 single family units was used for this analysis.

- **Traffic**

Traffic is a measurable impact that will result no matter what is developed at the site. Roads in the area tend to be generously sized for the traffic volumes and no significant impacts are expected. This project site does not meet the threshold in numbers for a traffic impact study at this stage. The developer will continue working with Washoe County to identify any traffic-related concerns.

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- **Schools**

The site is served by the following schools:

- Brown Elementary School
- Depoali Middle School
- Damonte Ranch High School

With a maximum project of 50 homes there is not likely to be a substantial impact to area schools. According to the Washoe County School District, the project is estimated to generate: 14 elementary school students; 3 middle school students; and 7 high school students. Washoe County recently approved a tax measure to fund new school construction and operation. This measure provides for long-range school planning to accommodate population growth.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. Water and Sewer can easily be extended (at the developer's expense) across existing easements on the northwest end of the property to serve the Estates at Marango Springs. With basins and drainage already on-site, proper drainage will be designed during the tentative map process. In fact, these policies (detailed later in this report) further support the portion of LDS zoning/density requested as it is not feasible to supply large lot residential units with these municipal services. Power, natural gas, cable television, and high-speed internet service all exist at or adjacent to the project site.

- **Site Suitability**

The site is well suited for the mixture of density associated with the requested designations. This is based on the fact that the site is in the same topographic landscape as the LDS-zoned development to the north, and the availability of existing site services and infrastructure. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **Public Services**

The property will have the same response time as its existing suburban neighbors and has quick access along Toll Road.

Planning Policy Analysis

The proposed requests must be reviewed for consistency with the goals and policies of the Washoe County Master Plan, South Valleys Area Plan, and Truckee Meadows Regional Plan. Each of these planning documents is addressed below:

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- **South Valleys Area Plan**

The South Valleys Area Plan is an element of the Washoe County Master Plan that establishes the overall theme and vision that the community has in terms of how they wish to see the South Valleys communities develop over time. Last updated in 2010, there has been substantial change and development in recent years.

The Introduction section of the Area Plan states that the *“South Valleys community will maintain and apply objective standards and criteria that serve to manage growth and development in South 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;*
- *Maintains a rural agricultural character in the landscape between the urban areas of Reno and Carson City;*
- *Respects private property rights;*
- *Provides a limited range of housing opportunities complementary to the area’s rural and historic character;*
- *Encourages the development of commercial opportunities in a manner that helps define the community, provide needed services, and otherwise highlight the character of the community as defined by the Land Use Table in Appendix A;*
- *Provides ample open space and recreational opportunities;*
- *Promotes the educational and scientific opportunities inherent in the area’s natural history and rural character;*
- *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.”*

This amendment request is entirely consistent with this intent of the Area Plan. The current Master Plan and zoning designations are in direct conflict with the last two bullet points noted above. A total rural designation within the TMSA and on a property that connects to a suburban designation simply does not fit both logically, or fiscally. In terms of resources and infrastructure, amending a portion of the land use categories to suburban within the property will serve to better manage available resources and infrastructure. The Estates at Marango Springs will provide residential uses that will complement existing development patterns to the north as well as provide significant open land with the drainageway and ponds on site, allowing for natural and scenic resources to be available to residents. This is consistent with the third to last bullet point above.

The Area Plan also establishes an overall Character Statement. Within the Character Statement it states that *“the role of the planning area’s water resources is particularly important in shaping the area’s character”*. This portion of the Character Statement can easily be connected to this project in its service

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within the TMSA and availability to water and sewer connection without allowing damage to groundwater with new homes on wells and septic.

The Area Plan also contains goals and policies that are applicable to this particular MPA and RZA requests. These policies are listed below and are addressed in **bold face** type. It is important to note that many of the policies are not applicable at this time but will be addressed with the forthcoming tentative map (i.e. policies related to grading, utilities, etc.).

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

This request conforms to the Character Statement in terms of location within the TMSA and the SVRTCMA, preservation of open space, as well as scenic and resource conservation.

SV.1.2 Policy Growth Level: As described in the Character Statement, the South Valleys' character is a distinct integration of the human and natural environments. Therefore, in order to manage the conservation of this distinctive character, all requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the South Valleys planning area occurs within the limits of sustainable resource management.

This request maintains the character of the area by adhering to the compatible land use designations identified in the Area Plan.

SV.1.4 The following Regulatory Zones are permitted within the Steamboat Valley Rural Transition Character Management Area:

c. Low Density Suburban (LDS – One unit per 1 acre).

Note: Additional zoning categories listed in policy SV.1.4 are omitted as they are irrelevant to this request.

The requested SR, RR, and R Master Plan designation and LDS, MDR, and GR zoning are in direct compliance with this policy.

SV.3.2 In order to reflect the transitional character of this community, the Steamboat Valley Rural Transition Character Management Area, as depicted on the South Valleys Character Management Plan map, will provide a wide range of residential land uses. Residential land uses will range from rural to suburban. The location of these designations on the Master Plan map will reflect the transitional character of the community.

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This project is an attempt to bring new housing opportunities to the area while also maintaining the existing land use pattern to the north of 1-acre average lot sizes, as well as to the west with 5-acre average lot sizes. The project will be directly compatible with the adjoining subdivision to the north and west.

SV.3.4 *The Washoe County Development Code will be amended to reflect special site development, streetscape and architectural guidelines for the SVRTCMA that will implement and preserve a built environment that conforms to the character described in the community character statement. These guidelines should reflect a mix of themes that are consistent with the historical, cultural, and transitional value of the community. The establishment of these guidelines should be done in coordination with property owners, business owners, residents, and any affected public agencies.*

Future development will adhere to these guidelines.

SV.3.5 *Potential historic and cultural resources exist throughout the Steamboat Valley Community. Development should be preceded by efforts to identify cultural and historical resources and provide for their conservation.*

Any cultural or historic resources discovered on site will be preserved.

SV.3.6 *Emergency or secondary access from the Toll Road area to U.S. 395 via Rhodes Road or other feasible location is desired. Development proposals in this general area should be examined for their ability to provide this access. New development should not be permitted to prevent this access from being established.*

The area has existing access from Toll Road. Two points of access are available to the project site itself.

Goal Ten: The regional and local transportation system in the South 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 South Valleys Vision and Character Statement.

The project site has easy access to Toll Rd, Geiger Grade, and US 395. The site can be developed without changing the area road network.

SV.10.4 *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.*

All County guidelines will be followed during development.

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Goal Eleven: Resources key to the preservation and implementation of the character described in the Character Statements will be protected and where possible, enhanced.

Any protected resources will be preserved on site and all Character Statements will be taken into consideration during the tentative map design process.

Goal Twelve: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.

The clustering of homes in this development will allow for the preservation of open vistas and ridgelines.

SV.12.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the South Valleys Character 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.

Utility infrastructure will be discussed during the tentative map process. Any project will adhere to these guidelines.

SV.12.6 Even though development on slopes greater than 15 percent is discouraged, development on said slopes shall be managed in conjunction with all Washoe County Development Code requirements, such as Article 424, Hillside Development, as applicable. Requirements include minimizing impacts on prominent ridgelines, significant viewsheds, canyons and visually prominent rock outcroppings which reflect the visual value and scenic character of hillside areas.

The clustering of homes during the tentative map process will greatly reduce the need for development on steep slopes.

SV.12.7 At the time of master plan amendment and tentative subdivision map application submittal, and prior to the issuance of grading permits for final maps, an applicant should submit to the Community Development staff, for review and approval, a "developable area analysis" for all portions of a development on slopes greater than 15 percent.

A "developable area analysis" for this site is attached and submitted with this application.

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Goal Thirteen: Maintain and enhance the scenic value of the U.S. 395 corridor and other local transportation corridors through the planning area.

This project is not along U.S. 395 corridor nor will it change the scenic value of any other local transportation corridors in the South Valleys.

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

Any cultural and historic resources found on site will be preserved.

Goal Fifteen: The South Valleys planning area will contain a 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.

Future development will consider trail connectivity to other neighborhoods/open space.

Goal Sixteen: Cooperate with state and federal agencies in the management of public lands in the planning area.

The project will not impact the management of public land.

Goal Twenty-one: Mining in the South Valleys planning area is incompatible with existing residential, agricultural, ranching, and educational uses and will be discouraged.

No mining will occur on site.

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

Due to the ponds on site that can act as natural detention basins, as well as the already existing drainageway, flooding and runoff can be easily mitigated on site.

Goal Twenty-four: Water resources will be supplied to land uses in the South Valleys planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the Washoe Valley, Pleasant Valley, and other adjoining basins in the planning area, and minimize unreasonable pumping impacts to domestic wells.

Due to this site's location within the TMSA and the availability of water and sewer service, all homes within the LDS zone will not have groundwater wells or septic systems within this development.

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Goal Twenty-five: The quality of water from the South Valleys hydrographic basins will be protected from further degradation resulting from human activities.

All LDS zoned homes on this site will be connected to water and sewer lines, no adverse water quality impacts will occur.

Goal Twenty-six: Watershed protection and groundwater recharge will be prime considerations towards future development activities.

All LDS zoned homes on this site will be connected to water and sewer lines, no adverse groundwater impacts will occur.

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

The ponds on site are primarily man-made and therefore are not natural wetland areas. However, these areas will be maintained for their scenic value and for their stormwater management value.

Goal Twenty-eight: 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 South Valleys Vision and Character Statement.

By allowing partial suburban density, the site will support connections to sewer and water systems. These systems offer better protection for the environment and local water resources than do individual well and septic systems.

SV.29.3 In order for the Washoe County Planning Commission to recommend approval of an amendment involving a change of land use, the following applicable findings must be made, commensurate with a change in regulatory zone per NRS:

- a. At the time of a land use change application submittal, a study shall be submitted, which has been paid for by the applicant, relative to municipal water, sewer and storm water improvements that clearly identifies the impacts that may accompany such a land use change, and that such needed improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for the South Valleys by the Department of Water Resources. For amendments that propose intensified commercial land use, the scale of the intended use has been shown to be consistent with the desired development and vitality of the community, as outlined in the Character Statement and Goal One of the Area Plan.

The study is attached to this application.

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- **Washoe County Master Plan**

The Washoe County Master Plan contains numerous goals and policies that support the requested Master Plan and Regulatory Zone Amendments included with this application. These policies are listed and addressed below:

Conservation Element:

C.2.1 The Washoe County Department of Community Development shall maintain maps depicting valuable scenic areas, including but not limited to, prominent ridgelines, playas, and other unique scenic features. These maps shall be used to determine, in part, the land use and public services and facilities appropriate for each planning area. These maps, which may be specific to and contained within each Area Plan, shall also be used during development review to identify areas where scenic resource assessment and possible mitigation measures may be required.

The scenic resources map shows the area contains prominent ridgelines. Any scenic requirements will be adhered to during site layout and design and will be reviewed during subsequent permitting.

C.2.3 Each development proposal shall be evaluated with the intent to preserve visually prominent ridges and escarpments. Evaluation shall address mitigation of the affects on visual appearance, scarring of hillsides, and the impact of increasing access in roadless areas.

The project site is ideal for the clustering of homes to prevent any negative effects on the visual landscape. A tentative map application will have to be reviewed before homes can be built.

Goal Three: Regulate or mitigate development to protect environmentally sensitive and/or critical land, water and wildlife resources that present development hazards or serve highly valuable ecological functions.

Once again, the clustering of homes will allow for maneuverability around any mitigated or environmentally sensitive landscapes.

C.3.1 The Washoe County Department of Community Development shall adequately consult with other agencies while maintaining Development Suitability maps that depict valuable and/or critical land, water and wildlife resources or features which shall include, but not be limited to, the following:

- a. Geothermal and mining areas.*
- b. Landslide, avalanche and rockfall areas.*
- c. Active and potentially active faults, and areas of potential ground shaking.*
- d. Slopes greater than 15 percent.*

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- e. *Sensitive soils.*
- f. *Key wildlife habitats and migration routes.*
- g. *Wild fire hazard areas (as specified by the respective fire agency).*
- h. *One hundred year flood plains.*
- i. *Perennial and intermittent streams, and wetlands.*

This map series shall be used to determine the land use and public services and facilities appropriate for each planning area. These maps shall also be used during development review to identify areas where more detailed land and water resource information is needed. Where the information indicates a need, measures to protect these resources shall be required. The maps depicting development constraint areas and areas of biodiversity should be used as a reference tool only in reviewing development applications.

All aspects of the Development Suitability Map that lie within the property will be assessed and the tentative map will be adapted accordingly to any valuable and/or critical land.

Goal Five: Regulate development in hillside and mountainous areas to mitigate drainage, erosion, siltation and landslide problems.

A slope map is included with this application. All hillsides of the property will be analyzed during the tentative map phase to ensure proper site layout and grading. Clustering of homes, with surrounding open space, is likely to allow for minimization of graded slopes.

Goal Six: Regulate development to protect the riparian vegetation associated with the Truckee River and the streams, creeks and wetlands of the region.

Onsite water features will serve as an amenity to the project and will not be eliminated with this application.

Goal Ten: Incorporate technical information on geologic hazards into the land use planning and development processes.

There are no known geologic hazards on site. The tentative map process will identify any geologic aspects that require management.

C.16.1 Through the adoption of the Open Space and Natural Resource Management Plan and implementation of the policies contained in the Land Use and Transportation Element, Washoe County will promote and facilitate recreational use of green space by pedestrians and bicyclists, and provide access to public facilities, recreation, public transportation and open space.

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Any access to the Open Space designated land manage by the BLM to the east will be maintained.

Goal Eighteen: Manage and utilize water resources in a fair and sustainable manner.

Allowing suburban design, with connections to water and sewer systems, will prevent additional groundwater extraction in the area.

Goal Twenty-one: Manage development to preserve and protect water resources.

Any development will occur within the framework of existing water use regulations.

Housing Element:

Policy 1.5: Encourage development at higher densities where appropriate.

Program 1.5: The County will utilize its higher density zoning designations to allow for the most efficient use of land that has infrastructure in place or where the installation of infrastructure is planned. The County will consider installing minimum density requirements in mixed-use and/or high density areas.

As explained throughout this document, the partial LDS zoning and associated 1 du/ac density is highly appropriate given the site's location within the TMSA and availability of water and sewer systems. The partial LDS zone will better transition between more rural uses outside of the TMSA boundary and the denser zones adjacent to the site. Note that the SVRTCMA allows a denser zone (MDS) than is being requested here.

Land Use and Transportation Element:

Goal One: Influence future development to abide by sustainable growth practices.

Allowing the site to be developed in a mixture of rural and suburban pattern, with clustered lots and utility connections, is more sustainable than expansive development on well and septic systems.

LUT.2.2: Allow flexibility in development proposals to vary lot sizes, cluster dwelling units, and use innovative approaches to site planning providing that the resulting design is compatible with adjacent development and consistent with the purposes and intent of the policies of the Area Plan. Development applications shall be evaluated with the intent to satisfy the minimum following criteria:

- a. Directs development away from hazardous and sensitive lands.*
- b. Preserves areas of scenic and historic value.*
- c. Provides access to public land.*

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- d. *Retains agricultural uses, fire and windbreaks, wildlife habitat, wetlands, streams, springs and other natural resources. An adequate amount of prime resources must be retained in order to sustain a functioning ecosystem.*
- e. *Accommodates the extension and connection of trail systems and other active and passive recreational uses.*
- f. *Furthers the purposes and intent of the respective Area Plan.*
- g. *Prevents soil erosion.*
- h. *Encourages a minimum distance from residential dwellings to active recreation in parks.*

Although more specific details will be provided in the forthcoming tentative map application, the Estates at Marango Springs will implement this policy through the clustering of lots consistent with the neighborhood to the north as well as to include trail connections and overall consistency with the Vision and Character of the South Valleys Area Plan.

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

The site is part of an existing community and is adjacent to residential development.

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

At a proposed density of 1 du/ac as well as 1 du/5 ac, the project is in direct compliance with this policy.

LUT.4.1 Maintain a balanced distribution of land use patterns to:

- a. *Provide opportunities for a variety of land uses, facilities and services that serve present and future population;*
- b. *Promote integrated communities with opportunities for employment, housing, schools, park civic facilities, and services essential to the daily life of the residents; and*
- c. *Allow housing opportunities or a broad socio-economic population.*

The proposed residential use is much more logical from a land use perspective than the existing total rural designation because of its location within the TMSA and because of existing infrastructure availability.

LUT.4.4 Encourage new suburban developments to provide interconnected street networks (Photo 6) to improve fluidity between different land uses and encourage walking and cycling as viable and safe modes of transportation.

This policy will be addressed with the forthcoming tentative map request. Roads in the area are

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generously sized for the traffic volumes and allow for easy walking and cycling.

LUT.5.2 Proposed development plans shall be required to provide the minimum service standards as described in the Land Use and Transportation Plan.

As detailed previously under the Area Plan analysis, the project meets or exceeds all of the applicable standards.

LUT.5.3 New development shall not reduce the quality of service for existing residents and businesses nor reduce the ability of public agencies to provide quality service.

The site is located in an area of existing services and patrols and can easily be absorbed into the existing service framework due to its connectivity to the neighboring subdivision. Any upgrades or improvements can be conditioned with the tentative map at the expense of the project developer.

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base. Encourage land uses that preserve a quality of life and define a sense of place within the region*

The Estates at Marango Springs is consistent with the Vision of the South Valleys Area Plan and will allow for planned, consistent development. It will also help to address the region-wide housing need by increasing the supply of desirable homes.

LUT.9.1 Create, maintain, and connect usable open space for aesthetic, recreational purposes and natural resource protection.

- a. Development assurances shall provide that the open space will be used as intended and will be adequately maintained. The following measures shall be used as applicable:
 - i. Designate open space areas to a classification consistent with the intended use.*
 - ii. Record Conditions, Covenants and Restrictions (with the County as an interested party) or other contractual agreement with specification of the intended use and prohibition of future sale of the property without consent of the County.*
 - iii. Specify use of the property (e.g. common area) on recorded maps.*
 - iv. Dedicate easements (with the County as an interested party) that specify the intended use.*
 - v. Provide financial assurances for any proposed improvements within the open**

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space.

- vi. Provide mechanisms to assure perpetual maintenance of the open space.*
- vii. When a density bonus or density transfer is proposed, the parcel that is proposed to be use-restricted should be included as part of the tentative map.*

The tentative map phase will directly address this policy by identifying open space areas, It will be the responsibility of the developer/homeowners to maintain and preserve this open space.

LUT.9.5 Require the connection of open space; trail access and bikeway systems with regard to a multitude of different trail uses.

As noted above, new trails within the project will provide for connectivity with and continuance of the regional trail network within the community and into public lands.

Goal Ten: The public has access to open space resources.

All trails to neighboring open space owned by the BLM will stay intact.

LUT.10.6 Promote an interconnected open space system that accommodates and provides efficient access to all reasonable trail uses.

Given the proximity of public land, it will be simple to provide a trail connection from the project to public open space.

Goal Twelve: Washoe County should implement policy to acquire and preserve open space.

Not directly applicable to this project.

LUT.12.2 In reviewing development or other land use applications, the County shall consider open space values and other characteristics, which contribute to the open and rural character or unincorporated Washoe County.

The clustering of lots will serve to implement the Vision and Community Character sections of the South Valleys Area Plan in regards to natural resources and open land. These components can be further conditioned with the forthcoming tentative map.

LUT.14.4 Trails shall be interconnected and provide for pedestrian, equestrian, bicycle, and motorized uses, where each use is warranted. Incompatible uses shall be appropriately separated.

Consistent with the policies of the Area Plan, access to BLM land can be preserved with this project. Further details and specifications will be provided with the forthcoming tentative map.

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LUT.17.2 Suburban neighborhoods should be created with a discernible center. This is often a square, green space, or memorable center. A transit station can be located at this center.

The site is not large enough to allow for the creation of a neighborhood center or a transit station. However, community elements such as a trailhead can be considered during tentative map design.

Goal Twenty-three: Development respects natural constraints and available resources

Future development will adhere to regulations on constraints and natural resources.

LUT.25.1 Ensure that development proposals are in conformance with appropriate Master Plan policies and the relevant Area Plan policies.

The Planning Policy Analysis included in this report clearly demonstrates the project's conformance.

Population Element:

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

Establishment of a mixture of rural and suburban residential at the site is logical from a land use perspective as it provides for appropriate transitions to adjoining properties, offers recreational opportunities and amenities to residents, and is within a short distance to arterial roads and highways.

- **Truckee Meadows Regional Plan**

Master Plan Amendment applications in Washoe County are required to complete a review by the Truckee Meadows Regional Planning Agency. This project advances many of the goals and policies of the *2012 Truckee Meadows Regional Plan*. In general, this application seeks to provide suburban residential development within an area already included within the Truckee Meadows Service Area (TMSA) boundary. Densities of up to 5 unit per acre are allowed in unincorporated areas within the TMSA per the Regional Plan. The Estates at Marango Springs fit well within these parameters.

More specifically, the project conforms to the goals and policies of the *Regional Plan*, as outlined below.

GOAL 1.1 Between 2007 and 2030, at least 99% of the region's population growth and 99% of the region's jobs growth will be located in the Truckee Meadows Service Areas (TMSA).

The project site is within the existing TMSA and serves to better respect natural resources and provide more efficient use of infrastructure as encouraged within the Regional Plan, Washoe County Master Plan, and South Valleys Area Plan.

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Policy 1.1.8 The Regional Plan defines the Development Constraints Area (DCA) as an overlay upon the Truckee Meadows Service Areas and the Rural Development Area (see Map 3). The Development Constraints Area consists of playas, jurisdictional water/wetland in accordance with Section 404 of the Clean Water Act, designated FEMA floodway areas within the floodplain Zone AE floodways, significant water bodies, natural slopes over 30%, publicly-owned open space, and properties that are deed restricted to prevent development.

Any portion of the site within the Development Constraints Area will be properly addressed.

Policy 1.2.2 To conform with the Regional Plan, local government and affected entity master plans, facilities Plans, and other similar plans, must promote and not conflict with the following priorities for managing regional growth:

- 1) Downtown Centers;*
- 2) Regional Centers and Emerging Employment Centers;*
- 3) Primary TOD Corridors;*
- 4) Secondary TOD Corridors;*
- 5) Infill opportunity areas as identified in local government master plans;*
- 6) all other areas within the Truckee Meadows Service Areas.*

This site conforms with item #6 above due to its location within the TMSA. It is therefore a priority area for managing regional growth.

Policy 3.5.1 To be in conformance with the Regional Plan, the master plans, facilities plans, and other similar plans of local governments and affected entities must ensure that necessary public facilities and services to support new development are or will be available and adequate, based on adopted levels of services (LOS) at the time the impacts of new development occur.

Infrastructure is already in place around the site and can be easily extended to serve future development. Therefore, the concurrency requirements are met. Roads will be built on the site at the developer's expense and will connect to the existing network. Area roads are generously sized for the traffic volumes in the area.

Request Findings

The Washoe County Development Code establishes legal findings that must be made by the Planning Commission and Board of County Commissioners in order to approve Master Plan Amendment and Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

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- **Master Plan Amendment**

When adopting an amendment, the Commission shall make all required findings contained in the area plan for the planning area in which the property that is the subject of the Master Plan amendment is located and, at a minimum, make at least three of the following findings of fact unless a military installation is required to be noticed, then in addition to the above, a finding of fact pursuant to subsection (6) shall also be made:

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

The requested mixture of Rural and Suburban Residential designation will allow for the establishment of Low Density Suburban (LDS) and Medium Density Rural (MDR) zoning. The LDS and MDR zoning are consistent with the site's location within the Steamboat Valley Rural Transition Character Management Area and is consistent with the goals, policies, vision, and character statement of the South Valleys Area Plan, as detailed previously within this 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.

The requested amendment is a continuation of the zoning already in place directly north of the site. No new zoning interactions are created with this amendment.

- (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.

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

- (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.

As detailed throughout this report all facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

- (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

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projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

The site is located within the Truckee Meadows Service Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

- (6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Not applicable.

- **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.

As detailed in the Planning Policy Analysis section of this report the request RZA serves to implement numerous goals and policies of the Washoe County Master Plan and the South Valleys Area Plan.

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

This request does not create any new zoning interactions. The proposed MDR, GR, and LDS zone are already present in the area.

This request also does not grant the absolute right to develop the parcel. Instead, it establishes the land use framework that will allow for future consideration of a possibly clustered tentative map. At that time, project specific impacts can be evaluated during a public review process and appropriate conditions can be added or changes made. From a pure land use perspective, suburban use at 1 du/ac is appropriate with the surrounding residential uses, especially to the north, and is far more efficient in terms of infrastructure than rural designations within the TMSA.

- (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.

The primary changed condition is that the surrounding area has developed to a suburban standard. There is suburban zoning directly north of the site. This change is driven by region-wide housing demand and by limited space within the TMSA. This site is therefore a logical location for needed housing.

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- (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.

As noted under the Master Plan Amendment findings, all facilities, services, and infrastructure needed to serve the site are existing or can be easily extended to serve the project site. The project meets the requirements of the Area Plan in terms of services and infrastructure and will serve to better optimize facilities over larger lot alternatives.

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

As detailed in the Planning Policy Analysis section of this report, the project serves to implement goals and policies of the Master Plan and Area Plan. Specifically, this includes directing development to within the TMSA boundary, and encouraging efficient use of existing infrastructure.

- (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.

As noted before, the site is located within the Truckee Meadows Service Area. Therefore, it has already been determined that development of this property represents orderly growth and is located within an area where new growth has long been anticipated.

- (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.

Not applicable.