



Planning Commission Staff Report

Meeting Date: March 7, 2023

Agenda Item: 10C

MASTER PLAN AMENDMENT AND REGULATORY ZONE AMENDMENT CASE NUMBERS:

WMPA23-0002 & WRZA23-0002 (6755 Franktown Road)

BRIEF SUMMARY OF REQUEST:

Request to change the Master Plan designation and the Regulatory Zone of 1.6 acres of a 53.8-acre parcel from Rural and General Rural to Rural Residential and Medium Density Rural respectively; and to change the Master Plan designation and the Regulatory Zone of 1.6 acres of the same parcel from Rural Residential and Medium Density Rural to Rural and General Rural respectively.

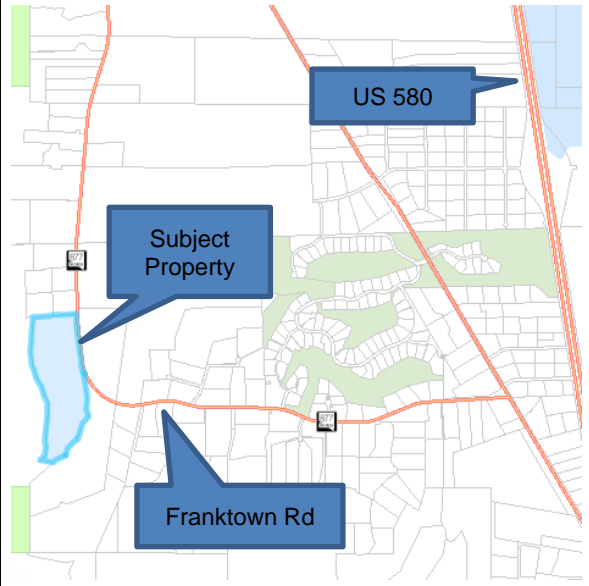
STAFF PLANNER:

Kat Oakley, Planner
Phone Number: 775.328.3628
E-mail: koakley@washoecounty.gov

CASE DESCRIPTION

- For hearing, discussion, and possible action to:
- (1) Approve an amendment to the South Valleys Area Plan, a component of the Washoe County Master Plan, to redesignate 1.6 acres of a 53.8-acre parcel from Rural (R) to Rural Residential (RR) and to redesignate 1.6 acres of the same parcel from Rural Residential (RR) to Rural (R); and
 - (2) Recommend adoption of an amendment to the South Valleys Regulatory Zone Map, to redesignate 1.6 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR) and to redesignate 1.6 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR). The Regulatory Zone Amendment is subject to final approval by the Board of County Commissioners of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan by regional planning authorities.
 - (3) And, if approved, authorize the chair to sign resolutions to this effect.

Applicant/Owner: Rosehaven Properties LLC
 Location: 6755 Franktown Rd
 APN: 055-200-98
 Parcel Size: 53.8 acres
 Existing Master Plan: Rural (R) and Rural Residential (RR)
 Proposed Master Plan: Rural (R) and Rural Residential (RR)



Vicinity Map

5Existing Regulatory Zone:	General Rural (GR) and Medium Density Rural (MDR)	
Proposed Regulatory Zone:	General Rural (GR) and Medium Density Rural (MDR)	
Area Plan:	South Valleys (SV)	
Development Code:	Authorized in Article 820, Amendment of Master Plan & Article 821, Amendment of Regulatory Zone	
Commission District:	2 – Commissioner Clark	

STAFF RECOMMENDATION—Master Plan Amendment

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 of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0002, having made at least three of the five findings included in Washoe County Code Section 110.820.15(d) and having found that the amendment is in conformance with South Valleys Area Plan Policies SV.29.1 and 29.3. I further move to certify the resolution and the proposed Master Plan Amendment in WMPA23-0002 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

(Motion with Findings on Pages 14)

STAFF RECOMMENDATION – Regulatory Zoning Amendment

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 Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0002, having made all of the findings included in Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

(Motion with Findings on Page 15)

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Master Plan Amendment Resolution Exhibit A

Regulatory Zone Amendment Resolution Exhibit B

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Explanation of a Master Plan Amendment

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

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan Amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County Planning website at https://www.washoecounty.gov/csd/planning_and_development, and then select Master Plan & Maps - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e., water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan Amendment, the Planning Commission must make at least three of the five findings

as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan Amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan Amendment requires an affirmative vote of at least 2/3 of the Planning Commission’s total membership.

Existing and Proposed Master Plan Designations

The applicant is asking to amend the South Valleys Area Plan to change 1.6 acres of the Rural (R) Master Plan land use designation on APN 055-200-98 to Rural Residential (RR), and to change 1.6 acres of the Rural Residential (RR) Master Plan land use designation on APN 055-200-98 to Rural (R). The proposed changes total approximately 3.2 acres of the 53.8-acre parcel (herein referred to as “project area”). See Figure 1, Existing and Proposed Master Plan Designations.

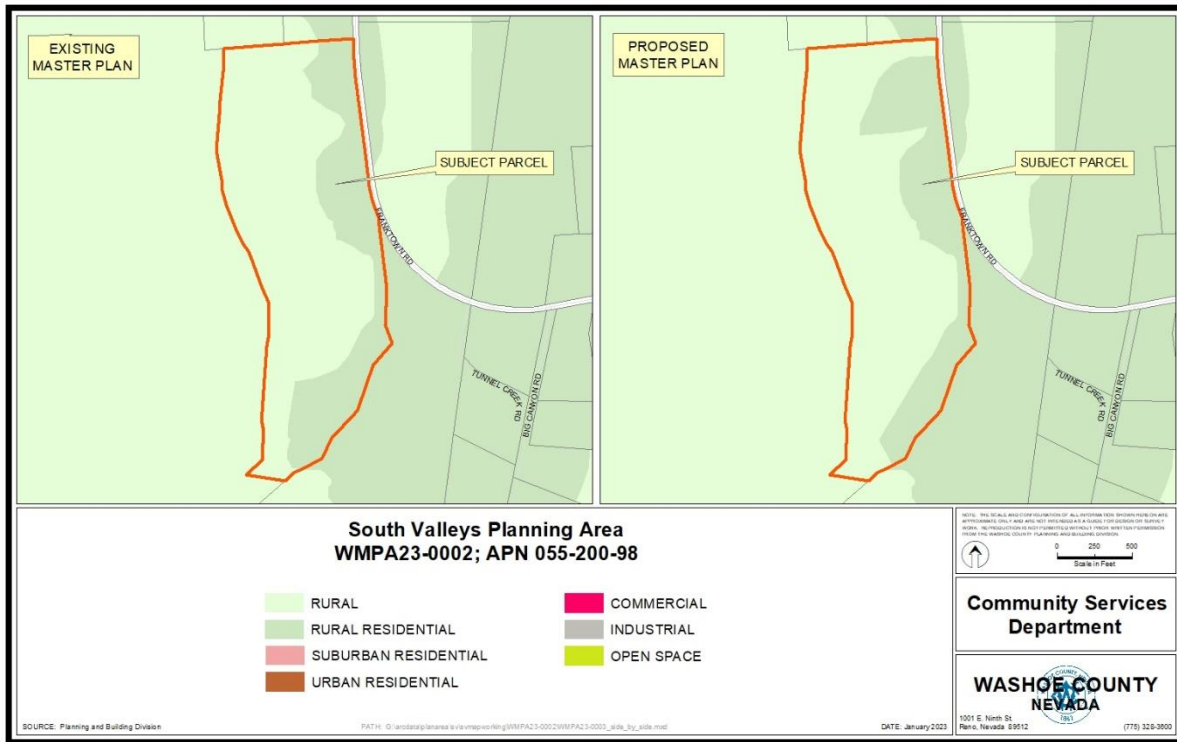


Figure 1
Existing and Proposed Master Plan Designations

Explanation and Processing of a Regulatory Zone Amendment

The purpose of a Regulatory Zone Amendment (RZA) is to provide a method for amending the Regulatory Zone Maps 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 Section 110.821.20 of the Washoe County Development Code. Final action is taken by the Board of County Commissioners who may adopt, adopt with modifications, or deny the proposed amendment.

Existing and Proposed Regulatory Zoning Designations

The second part of the applicant's request is to change the Regulatory Zone of 1.6 acres of the project area from General Rural (GR) to Medium Density Rural (MDR), and to change the Regulatory Zone of 1.6 acres of the project area from Medium Density Rural (MDR) to General Rural (GR). See Figure 2 - Existing and Proposed Zoning Designations.

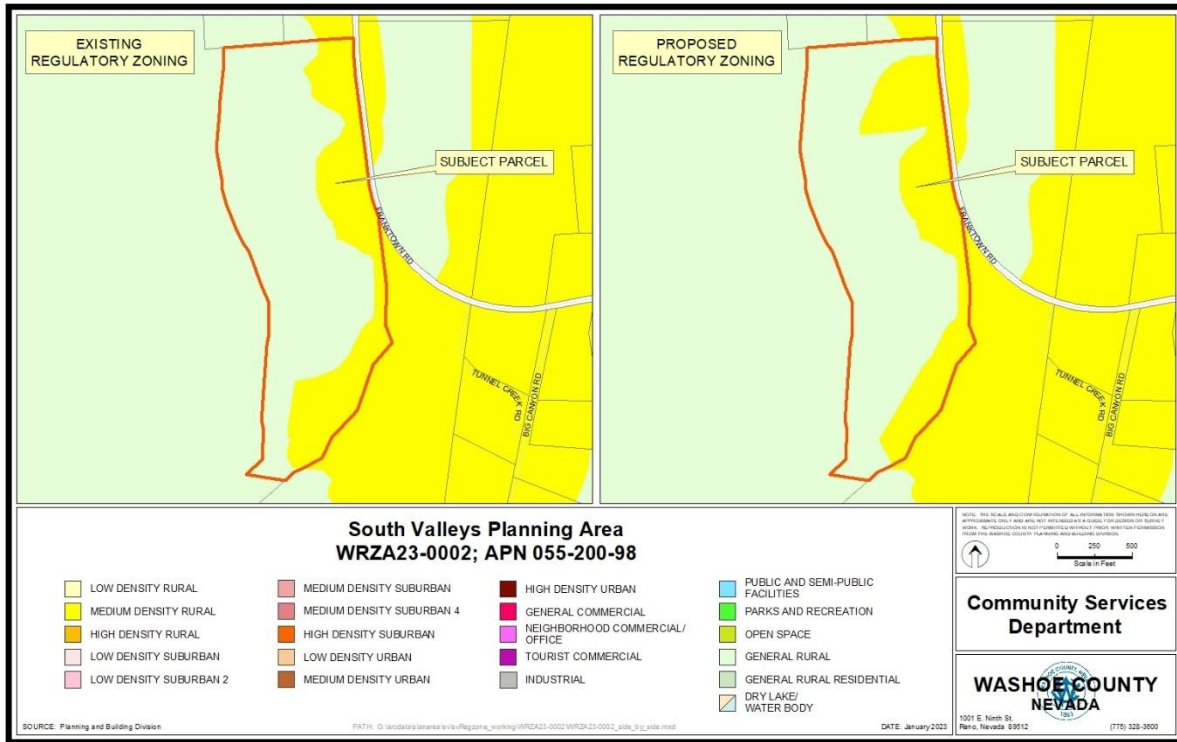


Figure 2
Existing and Proposed Zoning Designations

Background

The project area is a portion of a lot that currently contains one single-family dwelling on its northern portion and accessory structures throughout. The parcel sits on the border of developed land primarily zoned MDR to the east and undeveloped federal land primarily zoned GR to the west. Surrounding parcels range in size and generally contain single-family residences or are undeveloped. The subject parcel currently is zoned 31% MDR and 69% GR. The Master Plan designations of RR and R match the Regulatory Zones of MDR and GR respectively.

The intent of the MPA/RZA is to rearrange existing zoning on the lot to enable a parcel map in order to divide the northern 12.6 acres of the parcel from the southern 41.2 acres. The existing residence and associated improvements would be on the northern parcel. To achieve this, the MPA/RZA proposes to move 1.6 acres of RR and MDR-designated area from the southern portion of the parcel to the northern. This request rearranges existing Master Plan and Regulatory Zone designations but does not result in a net change. In other words, the subject property will have the same amount of R, RR, GR, and MDR if this MPA/RZA is approved.

The project site is located within the West Washoe Valley Rural Character Management Area (WWVRCMA) of the South Valleys Area Plan. The WWVRCMA is intended to maintain the rural and historic character of the area by, in part, encouraging development at a maximum of 1 unit every 10 acres. This MPA/RZA would not increase density in the area and would allow for a maximum of 4 units on the 53.8 acres, consistent with the WWVRCMA.

Since this MPA/RZA would not increase density, no traffic or other infrastructure impacts are anticipated. The Washoe County Engineering Division and the Nevada Department of Transportation reviewed this proposal and had no concerns.

Compatible Land Uses

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

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

Proposed Regulatory Zone	Existing Regulatory Zone	Existing Adjacent Regulatory Zone	Current Compatibility	Proposed Compatibility Rating
General Rural (GR) /Medium Density Rural (MDR)	General Rural (GR) /Medium Density Rural (MDR)	<u>North:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical
General Rural (GR) /Medium Density Rural (MDR)	General Rural (GR) /Medium Density Rural (MDR)	<u>North:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical
General Rural (GR) /Medium Density Rural (MDR)	General Rural (GR) /Medium Density Rural (MDR)	<u>East:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical
General Rural (GR) /Medium Density Rural (MDR)	General Rural (GR) /Medium Density Rural (MDR)	<u>South:</u> General Rural (GR) /Medium Density Rural (MDR)	Medium/Identical	Medium/Identical
General Rural (GR) /Medium Density Rural (MDR)	General Rural (GR) /Medium Density Rural (MDR)	<u>West:</u> General Rural (GR)	Medium/Identical	Medium/Identical

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.

With the exception of the federally owned parcel to the west, all adjacent parcels of land contain the GR and MDR Regulatory Zones. The subject parcel contains GR and MDR and will continue to contain those zones if this MPA/RZA is approved. Furthermore, the acreage of each zone will not change. There is therefore no change in compatibility rating from this request.

Per the Washoe County Master Plan Land Use and Transportation Element, the Rural Land Use designation is intended "for areas of the County that are remote, have minimal infrastructure, contain significant amounts of open spaces, and which are suitable for commercial agricultural and grazing uses, extraction industries, natural resource conservation, energy production, rural commerce, and large lot residential uses." This description is consistent with the subject property, which is currently used for residential and agricultural purposes. The portions of the lot designated Rural tend to contain steeper slopes that limit use for purposes other than those listed above.

Per the Washoe County Master Plan Land Use and Transportation Element, the Rural Residential Land Use designation is intended "primarily for larger lot residential uses, small scale agricultural

uses, natural resource conservation, and rural commerce.” This description is consistent with the subject property, particularly with the flatter areas that lend themselves towards residential use. The proposed placement of the Rural Residential designation is generally on flatter areas and is appropriate for the parcel. Both the R and RR designations are consistent with the surrounding area.

Availability of Facilities

The application indicates the property is served by an individual well and septic system. The Washoe County Water Rights Manager and the Nevada Division of Water Resources reviewed this application and did not have any comments or concerns. The Washoe County Health District provided comments stating that in any future division of land, the well and septic system must remain on the same parcel as the house they serve.

Area Plan Evaluation

The subject parcel is located within the South Valleys Area Plan. The following are the pertinent policies from the Area Plan:

Relevant Area Plan Policies Reviewed

Policy	Brief Policy Description	Complies	Response
SV.12.7	Applicant shall submit a developable area analysis with MPA’s.	Yes	Analysis submitted by applicant; included in Exhibit G.
SV.15.6	Access to trails will be protected by Washoe County Parks and Open Space through the development review process.	Yes	Reviewed by Washoe County Parks and Open Space, indicated no concerns.
SV.20.1	The Nevada Department of Wildlife (NDOW) will have opportunity to provide input on projects.	Yes	The Nevada Department of Wildlife was contacted, indicated no concerns.
SV.29.1	Specific findings required for Master Plan Amendments.	Yes	Proposed MPA does not conflict with findings; details below.
SV.29.3	Specific findings required for change in land use.	Yes	Proposed MPA does not conflict with findings; details below.

Plan Maintenance Policies

SV.29.1 In order for the Washoe County Planning Commission to recommend the approval of an amendment to the South Valleys Area Plan, the following findings must be made:

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the South Valleys Area Plan for the type of application being considered; the Washoe County Master Plan as amended from time to time; the Regional Water Management Plan as amended from time to time; and the policies of the Truckee Meadows Regional Plan applicable to the amendment under consideration.
- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

***Staff Comment:** Staff reviewed the Vision and Character Statement as well as the goals and policies of the South Valleys Area Plan and determined that the proposed request is consistent with the Vision and Character Statement and does not conflict with any of the goals or policies of the Area Plan. Specifically, the project area is located in an area characterized by rural and agricultural use and proposes Master Plan designations that continue those uses. The proposal*

will not result in any net change of Master Plan designations in the area. Furthermore, it will not conflict with the public's health, safety, or welfare, as it results in no net change in land use.

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.

Staff Comment. *The Washoe County Water Rights Manager and the State Division of Water Resources reviewed this application and did not identify any conflicts with existing facilities and resource plans. While a new land use would normally require a study as described, the applicant is ultimately keeping the same Master Plan Designation and Regulatory Zone; they are simply requesting to cluster the Rural Residential and Medium Density Rural designations in the developable area. This request does not intensify land use and therefore will not increase impacts on water, sewer, or stormwater.*

- b. Washoe County will work to communicate to the providers for transportation, water resources, schools and parks the community's needs as reflected in this plan.

Staff Comment. *The application was circulated to the Regional Transportation Commission, The Washoe County Engineering Division, the Washoe County School District, and Washoe County Parks and Open Space. None indicated any concerns.*

- c. Any existing development in the South Valleys planning area which is subject to the conditions of a discretionary permit shall continue to comply with all applicable conditions of the discretionary permit during the term of the permit and shall be allowed to continue operation of its permitted activities as approved under the discretionary permit process.

Staff Comment. *There are no active discretionary permits on this parcel; therefore, this is not applicable.*

Reviewing Agencies

The following agencies/individuals received a copy of the project application for review and evaluation. Some provided comments but none recommended denial.

Agencies	Sent to Review	Responded	Provided Conditions	Contact
Environmental Protection	X			
NDOT (Transportation)	X	X		Michelle Hawvichorst, mhawvichorst@dot.nv.gov
NDOW (Wildlife)	X			
NV Department of Agriculture	X			
NV Water Resources	X			
Washoe County Engineering & Capital Projects	X	X		Robert Wimer, rwimer@washoecounty.gov
Washoe County Land Development (All Apps)	X			
Washoe County Operations Division	X			
Washoe County Parks & Open Space	X	X		Faye-Marie L. Pekar, fpekar@washoecounty.gov
Washoe County Sewer	X			
Washoe County Traffic	X			
Washoe County Water Resource Planning	X			
Washoe County Water Rights Manager (All)	X	X		Timber Weiss, TWeiss@washoecounty.gov
WCHD Air Quality	X			
WCHD EMS	X	X		EMSProgram@washoecounty.gov
WCHD Environmental Health	X	X		James English, jenglish@washocounty.gov
TMFPD	X	X		Brittany Lemon, blemon@washoecounty.gov
Sparks Community Services Dept.	X	X		Sienna Reid, sreid@cityofsparks.us
Truckee Meadows Regional Planning	X			
Regional Transportation Commission	X	X		Chris Tolley, CTolley@tmrpa.org
AT&T	X			
NV Energy	X			
Truckee Meadows Water Authority	X			

Findings—Master Plan Amendment

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the following five findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission’s consideration:

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

Staff Comment: The staff report provides a discussion on applicable goals and policies of the South Valleys Area Plan. The proposed amendment does not conflict with the policies

and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.

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: As identified on page 8 of this staff report, the proposed amendment will not result in a net change in land use, nor will it change compatibility ratings with adjacent parcels. The subject parcel is designated Rural and Rural Residential and will remain so. The change will not adversely impact the public health, safety or welfare.

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

Staff Comment: The applicants are seeking to pursue a parcel map dividing the existing house on the northern portion of the parcel from vacant land on the southern portion. The proposed amendment will enable a lot configuration preferred by the applicant while keeping Rural Residential designations on the most developable portions of the lot. There will be no net change in land use designations.

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: All needed services are near the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received.

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 promote the desired pattern for the orderly physical growth of the County by allowing for residential and rural use of the subject property, as is intended by the South Valleys Area Plan. The amendment will result in no intensification of land use and therefore will not increase natural resource impairment or cause inefficient expenditure of funds for public services.

Findings—Regulatory Zone Amendment

WCC Section 110.821.15(d) of Article 821, *Amendment of Regulatory Zone*, 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. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.

Staff Comment: The staff report provides a discussion on applicable goals and policies of the South Valleys Area Plan. The proposed amendment does not conflict with the policies and action programs of the Master Plan as outlined in the Master Plan and Area Plan analysis above.

2. 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: As identified on page 8 of this staff report, the proposed amendment will not result in a net change in land use, nor will it change compatibility ratings with adjacent parcels. The subject parcel is zoned General Rural and Medium Density Rural and will remain so. The change will not adversely impact the public health, safety or welfare.

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

Staff Comment: The applicants are seeking to pursue a parcel map dividing the existing house on the northern portion of the parcel from vacant land on the southern portion. The proposed amendment will enable a lot configuration preferred by the applicant while keeping Medium Density Rural designations on the most developable portions of the lot. There will be no net change in land use designations.

4. 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: All needed services are near the project area, including public safety facilities. All impacted agencies received a notice of application for the amendment and no comments in opposition were received. Washoe County Engineering and Capital Projects, the Washoe County Water Rights Manager, and Washoe County Parks and Open Space reviewed this application and indicated no concerns with available facilities.

5. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Staff Comment: The proposed amendment will not adversely impact the implementation of the policies and action programs of the Washoe County Master Plan.

6. 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 by allowing for continued residential and agricultural use in an area that is generally intended for such as indicated by surrounding Regulatory Zone and Master Plan designations and by the South Valleys Area Plan. This request will not result in an increase in density and therefore will not increase natural resource impairment or create inefficient expenditure of funds for public services.

Neighborhood Meeting

NRS 278.210(2) and WCC Section 110.820.20 require a neighborhood meeting for any proposed Master Plan Amendment. The neighborhood meeting was held via ZOOM on January 4, 2023 from 5:30 pm to 5:45 pm. One member of the public attended and inquired about potential for a 4-lot subdivision if the property was sold.

Public Notice

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

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. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal.

Master Plan Amendment Recommendation

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0002. It is further recommended that the Planning Commission forward the Master Plan Amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

Master Plan Amendment 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 of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0002, having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d) and findings that the amendment is consistent with South Valleys Area Plan Policies SV.29.1 and 29.3. I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0002 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.

South Valleys Area Plan Findings

SV.29.1

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the South Valleys Area Plan for the type of application being considered; the Washoe County Master Plan as amended from time to time; the Regional Water Management Plan as amended from time to time; and the policies of the Truckee Meadows Regional Plan applicable to the amendment under consideration.

- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

SV.29.3

- 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.
- b. Washoe County will work to communicate to the providers for transportation, water resources, schools and parks the community's needs as reflected in this plan.
- c. Any existing development in the South Valleys planning area which is subject to the conditions of a discretionary permit shall continue to comply with all applicable conditions of the discretionary permit during the term of the permit and shall be allowed to continue operation of its permitted activities as approved under the discretionary permit process.

Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application indicated no concerns with the proposed amendment. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA23-0002, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0002 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

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

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/Owner: Rosehaven Properties LLC, rdickson@dicksonrealty.com

Representatives: Christy Corporation, LTD, mike@christynv.com

Lumos & Associates, jgomez@lumosinc.com



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA23-0002) TO REDESIGNATE 1.6 ACRES FROM RURAL (R) TO RURAL RESIDENTIAL (RR), AND TO REDESIGNATE 1.6 ACRES FROM RURAL RESIDENTIAL (RR) TO RURAL (R) ON PORTIONS OF APN 055- 200-98, AND RECOMMENDING ADOPTION OF THESE AMENDMENTS TO THE BOARD OF COUNTY COMMISSIONERS

Resolution 23-06

Whereas, Master Plan Amendment Case Number WMPA23-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2023; 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 WMPA23-0002, 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.

South Valleys Area Plan Required Findings

Policy SV.29.1:

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the South Valleys Area Plan for the type of application being considered; the Washoe County Master Plan as amended from time to time; the Regional Water Management Plan as amended from time to time; and the policies of the Truckee Meadows Regional Plan applicable to the amendment under consideration.
- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

Policy SV.29.3:

- 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.
- b. Washoe County will work to communicate to the providers for transportation, water resources, schools and parks the community's needs as reflected in this plan.
- c. Any existing development in the South Valleys planning area which is subject to the conditions of a discretionary permit shall continue to comply with all applicable conditions of the discretionary permit during the term of the permit and shall be allowed to continue operation of its permitted activities as approved under the discretionary permit process.

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

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA23-0002, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on March 7, 2023

WASHOE COUNTY PLANNING COMMISSION

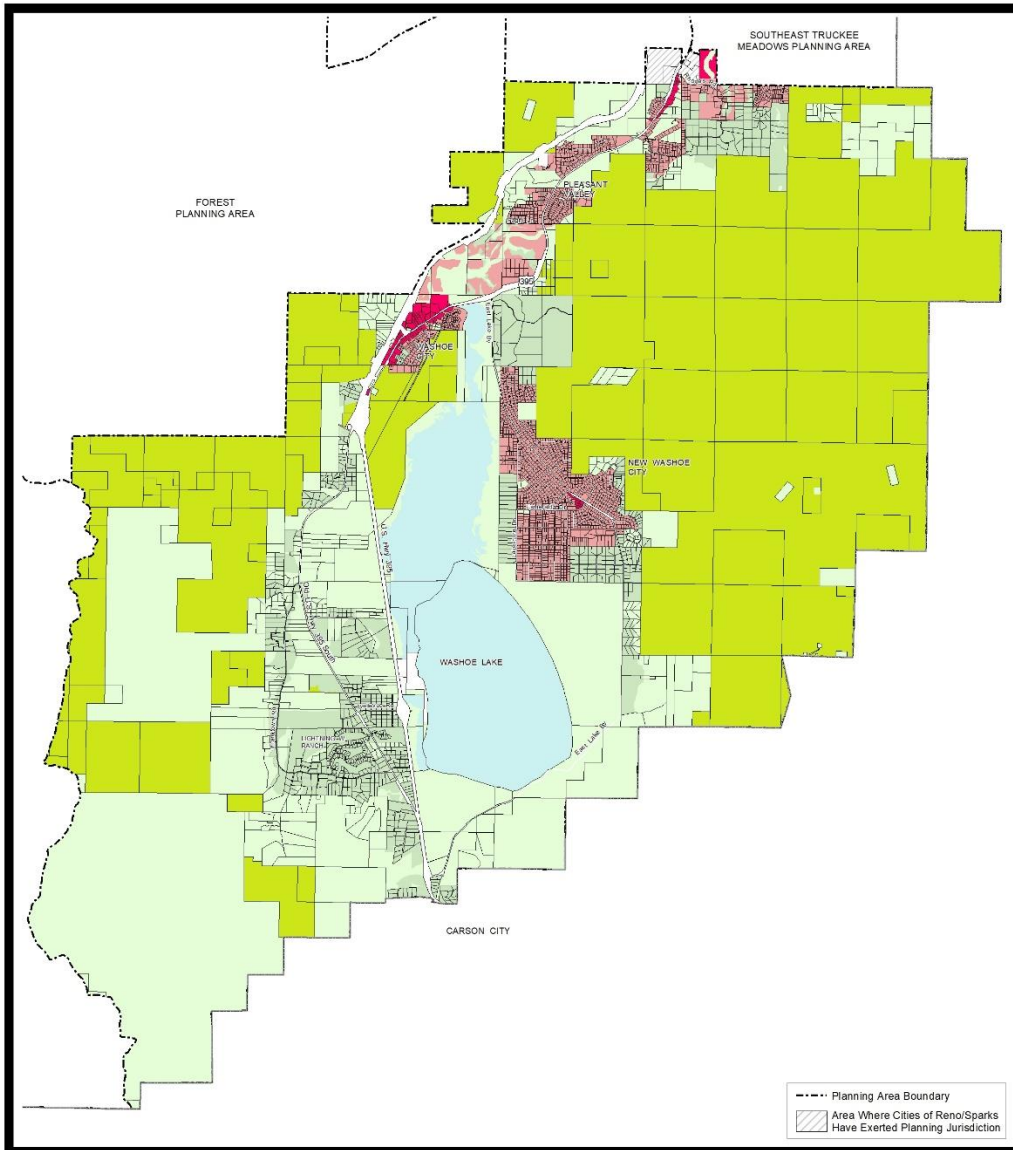
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – South Valleys Master Plan Map

Exhibit A, WMPA23-0002



<h3>SOUTH VALLEYS MASTER PLAN MAP</h3>		<p>NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED FOR A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT THE WRITER'S PERMISSION FROM THE WASHINGTON COUNTY PLANNING AND BUILDING DIVISION.</p> <p>Scale: 1" = 600 Feet</p>
<ul style="list-style-type: none"> RURAL RURAL RESIDENTIAL SUBURBAN RESIDENTIAL URBAN RESIDENTIAL COMMERCIAL INDUSTRIAL OPEN SPACE 		
<p>SOURCE: Planning and Building Division</p>		<p>PC Date: March 7, 2023 ISC Date: H/C Conformance Date:</p>
<p>Community Services Department</p>		<p>WASHOE COUNTY NEVADA</p> <p>1001 E. Ninth St. Reno, Nevada 89512 (775) 328-3600</p>



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA23-0002 WHICH AMENDS THE SOUTH VALLEYS AREA PLAN REGULATORY ZONE MAP TO REDESIGNATE 1.6 ACRES FROM GENERAL RURAL (GR) TO MEDIUM DENSITY RURAL (MDR), AND TO REDESIGNATE 1.6 ACRES FROM MEDIUM DENSITY RURAL (MDR) TO GENERAL RURAL (GR) (PORTIONS OF APN 055-200-98)

Resolution 23-07

Whereas Regulatory Zone Amendment Case Number WRZA23-0002, came before the Washoe County Planning Commission for a duly noticed public hearing on March 7, 2023; 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 (WMPA23-0002) 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 meets the following requirements:

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; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA23-0002 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 March 7, 2023.

WASHOE COUNTY PLANNING COMMISSION

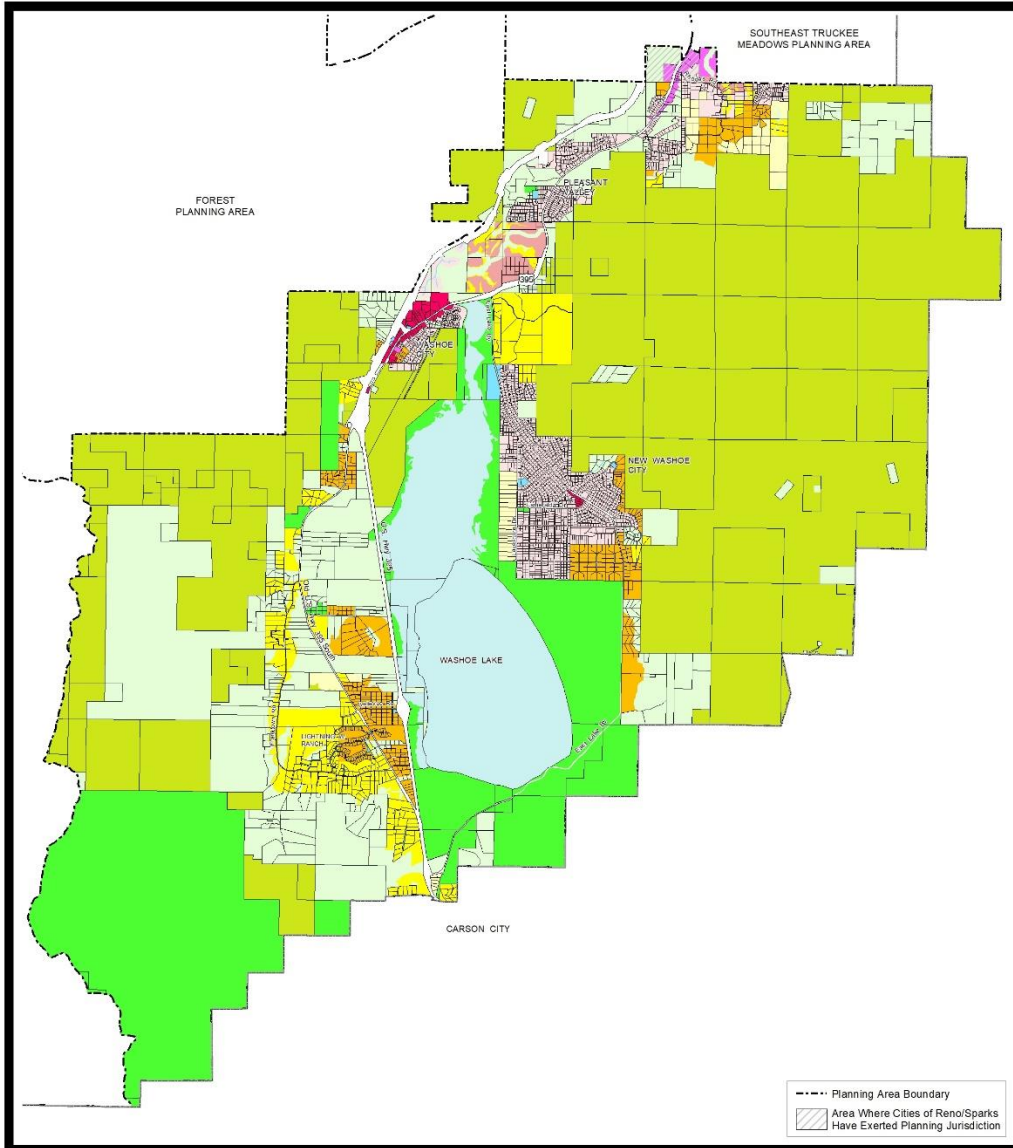
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

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

Exhibit A – WRZA23-0002



SOUTH VALLEYS REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL RESIDENTIAL DRY LAKE/ WATER BODY
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SOURCE: Planning and Building Division

PC Date: March 7, 2023
BCC Adoption Date:

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

1:500 1:100 1:500 Feet

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

DATE: _____ DIRECTOR: _____

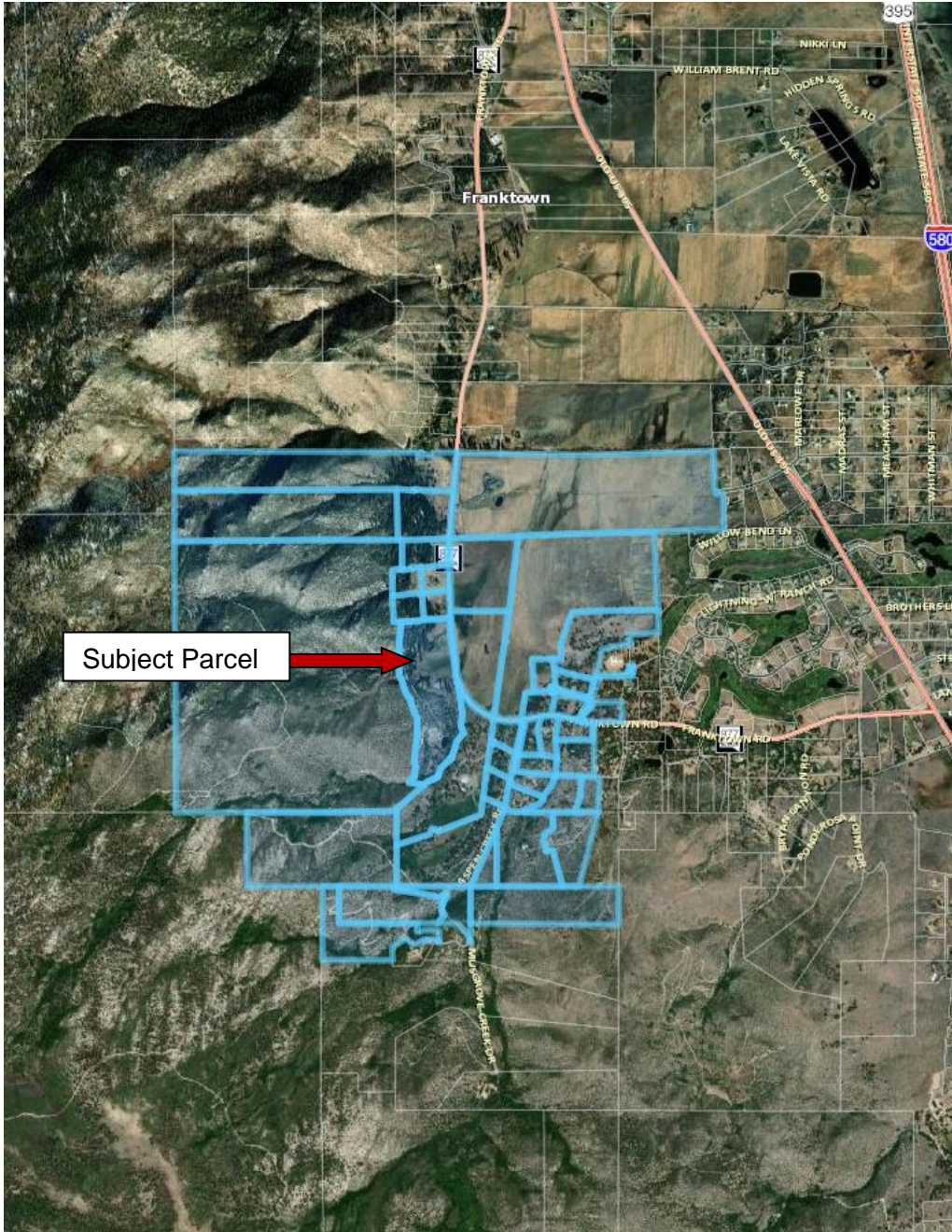
Community Services Department

WASHOE COUNTY NEVADA

1001 E. Ninth St.
Reno, Nevada 89512 (775) 328-3500

Public Notice Map

Pursuant to Washoe County Code Section 110.820.23 And 110.821.20 public notification consists of notification by mail of at least 30 separate property owners within a minimum 750-foot radius of the subject property. This proposal was noticed within a 2,250-foot radius of the subject property, noticing 32 separate property owners.



NOTICING MAP

January 30, 2023

Washoe County Community Services
Planning and Development Division

RE: Franktown Road; 055-200-98
Master Plan Amendment & Regulatory Zone Amendment; WMPA23-0002 & WRZA23-0002

Dear Washoe County Staff:

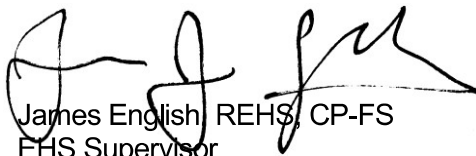
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The WCHD has reviewed the above referenced project applications and has no objections to the approval of the application as submitted so long as the parcel containing the single family home contains onsite sewage disposal system on it.
- b) Condition #2: The domestic well for the single family home must be situated on the same parcel as the home.

If you have any questions or would like clarification regarding the foregoing, please contact James English, EHS Supervisor at jenglish@washoecounty.us regarding all Health District comments.

Sincerely,



James English REHS, CP-FS
EHS Supervisor
Environmental Health Services
Washoe County Health District



Public Health
Prevent. Promote. Protect.

Date: January 23, 2023

To: Kat Oakley, Planner

From: Robert Wimer, P.E., Licensed Engineer

Re: Franktown Road

Master Plan Amendment WMPA23-0002; Regulatory Zone Amendment WRZA23-0002

APN: 055-200-08

Washoe County Engineering staff has reviewed the above referenced application. The Engineering and Capital Projects Division recommends approval.

Oakley, Katherine

From: Lemon, Brittany
Sent: Thursday, January 19, 2023 3:26 PM
To: Oakley, Katherine
Cc: Way, Dale
Subject: WMPA23-0002 & WRZA23-0002 (Franktown Road) Conditions of Approval

Hi Katy,

“This project shall meet and comply with all requirements of currently adopted TMFPD fire codes, ordinances, and standards at the time of construction to include infrastructure for fire apparatus access roads and water supply.”

<https://tmfpd.us/fire-code/>.

Thank you,

Brittany Lemon

Fire Captain - Fire Prevention | Truckee Meadows Fire & Rescue

blemon@tmfpd.us | Office: 775.326.6079 | Cell: 775.379.0584

3663 Barron Way, Reno, NV 89511



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JOE LOMBARDO
Governor

STATE OF NEVADA
DEPARTMENT OF TRANSPORTATION

310 Galletti Way
Sparks, Nevada 89431

TRACY LARKIN THOMASON, P.E.
Director

January 30, 2023

Washoe County
1001 E. Ninth Street
Reno, NV 89512
Attention: Brandon Roman

SENT VIA ELECTRONIC MAIL

RE: Washoe County Development Projects

Dear Ms. Albarran,

Nevada Department of Transportation (NDOT) District II staff has reviewed the following applications received via e-mail on January 13, 2023.

Detached Accessory Dwelling Case Number WDADAR22-0015 (Rushing Addition) - For possible action by the Washoe County Director of Planning and Building to approve an administrative review permit for additions to a single-family residence that extend as close as 1 foot from the front property line. Per WCC 110.220.60(b), encroachment of the primary structure into the front yard setback on sloped lots is permitted through approval of an administrative review permit.

Abandonment Case Case Number WAB23-0001 (Silverado) - For hearing, discussion, and possible action to approve an abandonment for roadway easements per Document #3608388. The easements are undeveloped roadways that are located within two parcels.

Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA23-0001 & WRZA23-0001 (Spanish Springs Commerce) – For hearing, discussion and possible action to:

1. Adopt an amendment to the Spanish Springs Area Plan, which is a component of the Washoe County Master Plan, to change the master plan land use designation for APNs 534-561-01, 534-561-04 & 534-561-05 from Commercial (C) to Industrial (I);
2. Adopt an amendment to the Washoe County Master Plan, Spanish Springs Area Plan, Appendix D - Village Green Commerce Center Specific Plan to add APNs 534-561-01, 534-561-04 & 534-561-05 to the plan area; and if approved, to authorize the chair to sign a resolution to this effect. Any approval would be subject to further approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan by the regional planning authorities; and
3. Subject to final approval of the associated Master Plan Amendment and a finding of conformance with the Truckee Meadows Regional Plan, recommend adoption of an


amendment to the Spanish Springs Regulatory Zone Map, to change the regulatory zoning for APNs 534-561-01, 534-561-04 & 534-561-05 from Neighborhood Commercial (NC) to Industrial (I) and; if approved, authorize the chair to sign a resolution to this effect.

Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA23-0002 & WRZA23-0002 (Franktown Road) - For hearing, discussion, and possible action to:

1. Approve a master plan amendment to redesignate 1.6 acres of a 53.8-acre parcel from Rural (R) to Rural Residential (RR) and to redesignate 1.6 acres of the same parcel from Rural Residential (RR) to Rural (R), and, if approved, authorize the chair to sign a resolution to this effect; and
2. Approve a regulatory zone amendment to redesignate 1.6 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR) and to redesignate 1.6 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR), and, if approved, authorize the chair to sign a resolution to this effect.

These proposals are not adjacent to a Nevada Department of Transportation (NDOT) road and appear to have minimal impact on NDOT infrastructure. Thank you for the opportunity to review these development proposals. NDOT reserves the right to incorporate further changes and/or comments as the design review advances. Please feel free to contact me at (775) 834-8320, if you have any further questions or comments.

Sincerely,

DocuSigned by:

AC9895B63A75469...
Michelle Hawvichorst, PE
Professional Engineer
District II

Cc: Mike Fuess, PE, PTOE – NDOT District Engineer
District II Traffic Engineering Distribution List
Michelle Hawvichorst, PE – Traffic Engineer
Rod Schilling, PE – Traffic Operations Chief
Sondra Rosenberg – Assistant Director, Planning
Shelia Gamez – Permits Technician
Dale Keller – RTC
Julee Olander, Washoe County Planner
Kat Oakley, Washoe County Planner
File

Oakley, Katherine

From: Pekar, Faye-Marie L.
Sent: Friday, January 27, 2023 3:50 PM
To: Oakley, Katherine
Subject: January Intake-WMPA23-0002 &WRZA23-0002

Good Afternoon Kat,

I have reviewed case number WMPA23-0002 & WRZA23-0002 (Franktown Road) for Parks and Open Space and do not have any comments.

Sincerely,



Faye-Marie L. Pekar, MPA

Park Planner, Planning & Building Division | Community Services Department

fpekar@washoecounty.gov |

Visit us first online: www.washoecounty.gov/csd

Planning Division: 775.328.6100 | Planning@washoecounty.gov

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512



Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

INITIAL REVIEW MEMORANDUM

TO: Kat Oakley, Washoe County

FROM: Nate Kusha, TMRPA

DATE: January 27, 2023

SUBJECT: TMRPA initial review of the Washoe County case WMPA23-0002 (Franktown Road)

This memorandum provides the Truckee Meadows Regional Planning Agency's (TMRPA) initial review comments regarding the subject case (WMPA23-0002), as stated in the 2019 Truckee Meadows Regional Plan (Policy RC 5).

The following constitutes an initial review based on the limited information available at the time of this memorandum. TMRPA recognizes that the proposal may change through the jurisdictional review of the case. Should the case be approved through Washoe County, the proposal will need to be formally submitted to TMRPA for a review of conformance with the 2019 Truckee Meadows Regional Plan in its entirety.

The request, as described in the materials provided by Washoe County, is the following:

Master Plan Amendment and Regulatory Zone Amendment Case Number WMPA23-0002 & WRZA23- 0002 (Franktown Road) - For hearing, discussion, and possible action to...

- (1) **approve a master plan amendment to redesignate 1.6 acres of a 53.8-acre parcel from Rural (R) to Rural Residential (RR) and to redesignate 1.6 acres of the same parcel from Rural Residential (RR) to Rural (R), and, if approved, authorize the chair to sign a resolution to this effect**
- (2) approve a regulatory zone amendment to redesignate 1.6 acres of a 53.8-acre parcel from General Rural (GR) to Medium Density Rural (MDR) and to redesignate 1.6 acres of the same parcel from Medium Density Rural (MDR) to General Rural (GR), and, if approved, authorize the chair to sign a resolution to this effect.

[TMRPA notes: **bolded text** identifies the portion of the request that is subject to review under the Regional Plan]

Potential conformance issues

None at this time

Regional Plan policies for consideration in the analysis

RF 3 – Density Requirements and Nonresidential Standards

RF 6 – Rural Area (RA) Requirements

RF 11 – Compatibility Factors

PF 1 – List of Facilities and Service Standards

NR 3 – Development Constraints Area

NR 5 – Natural Slopes greater than 15% and less than or equal to 30%

NR 8 – Wildland/Urban Interface

RC 9 – Conformance Review Findings

Data and information related to Regional Plan implementation

Regional Land Designation: Rural Area

Development Constraint Areas (DCA): Slopes 30% & up

Request for comment from other local government and/or affected entities

None at this time

Other information for review

None at this time

TMRPA Staff Notes

The property owner wishes to process a Parcel Map through Washoe County that would split the current parcel. This would create a new 12.6± acre parcel at the northern portion of the site that includes the existing home and associated improvements, with the remaining 41.2± acres becoming its own separate parcel.

Please do not hesitate to contact TMRPA staff at 775-321-8385 if you have any questions or comments on this initial review memorandum. For more information, you can access the [2019 Truckee Meadows Regional Plan](#) and the [Regional Data Viewer](#) at www.tmrpa.org.

Oakley, Katherine

From: Thomsen, Richard
Sent: Monday, January 30, 2023 3:27 PM
To: Oakley, Katherine
Subject: Re: January Agency Review Memo I

Sorry I'm late on this, I don't see any issues with this review memo from a roads perspective.

Thank you,

Rich Thomsen
Washoe County CSD

On Jan 13, 2023, at 10:35 AM, Roman, Brandon <BRoman@washoecounty.gov> wrote:

Good afternoon, here is the correct memo for January. Please disregard all others. Thank you.

Please find the attached **Agency Review Memo I** with cases received in **January** by Washoe County Community Services Department, Planning and Building Division.

You've been asked to review the applications for the **item(s) indicated below**. The item descriptions and links to the applications are provided in the memo. **Comments for Item #1 in Memo I are due by February 3, 2023. Comments for Items #2 - #4 in Memo I are due by January 27, 2023.**

Please remember to send any agency review responses/comments directly to the Planner for the case, rather than replying to me.

~~~~~

### Item 1

Sincerely,

<image001.png>

**Brandon Roman**

**Office Support Specialist, Planning & Building Division | Community Services Department**

[broman@washoecounty.gov](mailto:broman@washoecounty.gov) | Direct Line: 775.328.3606

**My working hours: Monday-Friday 7:00am to 3:30pm**

Visit us first online: [www.washoecounty.gov/csd](http://www.washoecounty.gov/csd)

Planning Division: 775.328.6100 | [Planning@washoecounty.gov](mailto:Planning@washoecounty.gov)

CSD Office Hours: Monday-Friday 8:00am to 4:00pm

1001 East Ninth Street, Reno, NV 89512

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Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

Have some kudos to share about a Community Services Department employee or experience?

[Submit a Nomination](#)

<January Agency Review Memo I.pdf>

## Oakley, Katherine

---

**From:** Steve Shell <sshell@water.nv.gov>  
**Sent:** Wednesday, January 25, 2023 1:21 PM  
**To:** Oakley, Katherine  
**Subject:** Various

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

### 1. WDADAR22-0015, Rushing Addition:

#### **NRS 534.180 Applicability of chapter to wells used for domestic purposes; registration and plugging of wells used for domestic purposes; wells for accessory dwelling unit of single-family dwelling.**

1. Except as otherwise provided in subsection 2 and as to the furnishing of any information required by the State Engineer, this chapter does not apply in the matter of obtaining permits for the development and use of underground water from a well for domestic purposes where the draught does not exceed 2 acre-feet per year.

2. The State Engineer may designate any groundwater basin or portion thereof as a basin in which the registration of a well is required if the well is drilled for the development and use of underground water for domestic purposes. A driller who drills such a well shall register the information required by the State Engineer within 10 days after the completion of the well. The State Engineer shall make available forms for the registration of such wells and shall maintain a register of those wells.

3. The State Engineer may require the plugging of such a well which is drilled on or after July 1, 1981, at any time not sooner than 1 year after water can be furnished to the site by:

- (a) A political subdivision of this State; or
- (b) A public utility whose rates and service are regulated by the Public Utilities Commission of Nevada,

↳ but only if the charge for making the connection to the service is less than \$200.

4. If the development and use of underground water from a well for an accessory dwelling unit of a single-family dwelling, as defined in an applicable local ordinance, qualifies as a domestic use or domestic purpose:

- (a) The owner of the well shall:

(1) Obtain approval for that use or purpose from the local governing body or planning commission in whose jurisdiction the well is located;

(2) Install a water meter capable of measuring the total withdrawal of water from the well; and

(3) Ensure the total withdrawal of water from the well does not exceed 2 acre-feet per year;

(b) The local governing body or planning commission shall report the approval of the accessory dwelling unit on a form provided by the State Engineer;

(c) The State Engineer shall monitor the annual withdrawal of water from the well; and

(d) The date of priority for the use of the domestic well to supply water to the accessory dwelling unit is the date of approval of the accessory dwelling unit by the local governing body or planning commission.

[3:178:1939; A [1947, 52](#); [1949, 128](#); [1955, 328](#)](NRS A [1971, 868](#); [1977, 383](#); [1981, 1843](#); [1983, 2090](#); [1985, 1302](#); [1997, 2010](#); [2007, 846](#))

### 4. WMPA23-0002 & WRZA23-0002, Franktown Road:

No comment.

As of June 1, 2021, the Office of the State Engineer is open to the public. Please call 684-2800 upon arrival and a representative will come down to escort you to our office.

Steve Shell

Water Rights Specialist II

Department of Conservation and Natural Resources

Nevada Division of Water Resources

901 S. Stewart St., Suite 2002

Carson City, NV 89701

[sshell@water.nv.gov](mailto:sshell@water.nv.gov)

(O) 775-684-2836 | (F) 775-684-2811



NEVADA DIVISION  
OF WATER RESOURCES



Nevada Department of  
**CONSERVATION &  
NATURAL RESOURCES**

Connect with us:



## Oakley, Katherine

---

**From:** Weiss, Timber A.  
**Sent:** Tuesday, January 24, 2023 8:56 AM  
**To:** Oakley, Katherine  
**Cc:** Behmaram, Vahid  
**Subject:** No water right comments for WMPA23-0002 & WRZA23-0002

Hello,

No water right comments for WMPA23-0002 & WRZA23-0002.

Thank you,



**Timber Weiss, PE | Professional Engineer**  
**Engineering & Capital Projects Division | Community Services Department**  
1001 E. 9th Street, Bldg A Reno, NV 89512  
[tweiss@washoecounty.gov](mailto:tweiss@washoecounty.gov) | Office Voice Mail: 775.954.4626 or 775.433.0769  
Visit us first online: [www.washoecounty.us/csd](http://www.washoecounty.us/csd)  
For additional information, email [engineering@washoecounty.us](mailto:engineering@washoecounty.us) or call 775.328.2040



**Neighborhood Meeting  
SUMMARY**

**Project Name:** \_\_\_\_\_

**Meeting Location:** \_\_\_\_\_

**Meeting Date:** \_\_\_\_\_

**Virtual Meeting Option Provided:**      **YES**      **NO**

**Hosted By (Name):** \_\_\_\_\_ **(Company):** \_\_\_\_\_

**Contact (Email):** \_\_\_\_\_ **(Phone):** \_\_\_\_\_

.....  
**Public Concerns:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Changes Made to Proposal (if applicable):**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_
5. \_\_\_\_\_

**Any Additional Comments:**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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.

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                       |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|---------------------------------------|-----------------|
| <b>Project Information</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | Staff Assigned Case No.: _____        |                 |
| Project Name: <b>6755 Franktown Road MPA and RZA</b>                                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                       |                 |
| Project Description: A Master Plan Amendment to adjust Master Plan land use boundaries within an existing parcel to include redesignating 1.6± acres from Rural to Rural Residential and 1.6± acres from Rural Residential to Rural. A Regulatory Zone Amendment to adjust zoning boundaries within an existing parcel, resulting in a rezone of 1.6± acres from General Rural to Medium Density Rural and 1.6± acres from Medium Density Rural to General Rural. |                 |                                       |                 |
| Project Address: 6755 Franktown Road, Washoe Valley, NV 89704                                                                                                                                                                                                                                                                                                                                                                                                     |                 |                                       |                 |
| Project Area (acres or square feet): 53.8± acres                                                                                                                                                                                                                                                                                                                                                                                                                  |                 |                                       |                 |
| Project Location (with point of reference to major cross streets <b>AND</b> area locator):<br>Project Location is on the west side of Franktown Road, north of Lewers Creek, west of Toiyabe Golf Club.                                                                                                                                                                                                                                                           |                 |                                       |                 |
| Assessor's Parcel No.(s):                                                                                                                                                                                                                                                                                                                                                                                                                                         | Parcel Acreage: | Assessor's Parcel No.(s):             | Parcel Acreage: |
| 055-200-98                                                                                                                                                                                                                                                                                                                                                                                                                                                        | 53.8            |                                       |                 |
| Indicate any previous Washoe County approvals associated with this application:<br>Case No.(s).                                                                                                                                                                                                                                                                                                                                                                   |                 |                                       |                 |
| <b>Applicant Information</b> (attach additional sheets if necessary)                                                                                                                                                                                                                                                                                                                                                                                              |                 |                                       |                 |
| <b>Property Owner:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | <b>Professional Consultant:</b>       |                 |
| Name: Rosehaven Properties LLC                                                                                                                                                                                                                                                                                                                                                                                                                                    |                 | Name: Christy Corporation, LTD        |                 |
| Address: 7165 San Antonio Ranch RD                                                                                                                                                                                                                                                                                                                                                                                                                                |                 | Address: 1000 Kiley Parkway           |                 |
| Washoe Valley, NV      Zip: 89704                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Sparks, NV      Zip: 89436            |                 |
| Phone:      Fax:                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Phone: 775-502-8552      Fax:         |                 |
| Email: rdickson@dicksonrealty.com                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Email: mike@christynv.com             |                 |
| Cell:      Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Cell:      Other:                     |                 |
| Contact Person: Rebecca Dickson                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | Contact Person: Mike Railey           |                 |
| <b>Applicant/Developer:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | <b>Other Persons to be Contacted:</b> |                 |
| Name: Same                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 | Name: Lumos & Associates              |                 |
| Address:                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                 | Address: 9222 Prototype Drive         |                 |
| Zip:                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                 | Reno, NV      Zip: 89521              |                 |
| Phone:      Fax:                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                 | Phone: 775-827-6111      Fax:         |                 |
| Email:                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                 | Email: jgomez@lumosinc.com            |                 |
| Cell:      Other:                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 | Cell:      Other:                     |                 |
| Contact Person:                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 | Contact Person: John Gomez            |                 |
| <b>For Office Use Only</b>                                                                                                                                                                                                                                                                                                                                                                                                                                        |                 |                                       |                 |
| Date Received:      Initial:                                                                                                                                                                                                                                                                                                                                                                                                                                      |                 | Planning Area:                        |                 |
| County Commission District:                                                                                                                                                                                                                                                                                                                                                                                                                                       |                 | Master Plan Designation(s):           |                 |
| CAB(s):                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                 | Regulatory Zoning(s):                 |                 |

## Master Plan Amendment Supplemental Information

(All required information may be separately attached)

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 and/or specific language found in the area plans |
| <input checked="" 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 an explanation to all questions; attach additional sheets if necessary.

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

Adjust land use boundaries within an existing parcel to include redesignating 1.6± acres from Rural to Rural Residential and 1.6± acres from Rural Residential to Rural.

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?

Refer to the attached report for additional details and analysis.

3. Please provide the following specific information:

a. What is the location (address or distance and direction from the nearest intersection of the subject property)? Attach, for map amendments, a legal description. For all other amendments, what is the area subject to the request?

6755 Franktown Road. Approximately 900 feet north along Franktown Road from the intersection with Tunnel Creek Road.



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

| Assessor's Parcel Number | Master Plan Designation | Existing Acres | Proposed Master Plan Designation | Proposed Acres |
|--------------------------|-------------------------|----------------|----------------------------------|----------------|
| 055-200-98               | R/RR                    | 53.8           | R/RR                             | 1.6 acres      |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |
|                          |                         |                |                                  |                |

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

|       |      |
|-------|------|
| North | R/RR |
| South | R/RR |
| East  | R/RR |
| West  | R    |

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

Single family home with detached garage and barn with pastureland in east central portion of the site.

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.

Refer to the attached report for additional details and analysis.

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, 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 & Capital Projects Division.)

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

Explanation:

b. Does property contain wetlands? (If yes, 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:

**No regulated wetlands are located on site.**

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

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

Explanation:

No study required as there is no proposed development associated with this application. The house and improvements are existing.

- d. Does the property contain geologic hazards such as active faults, hillside, or mountainous areas? Is it subject to avalanches, landslides, or flash floods? Near a stream or riparian area such as the Truckee River, and/or an area of groundwater recharge? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

**Refer to the attached report for additional details and analysis.**

- e. Does the property contain prime farmland, within a wildfire hazard area, geothermal or mining area, and/or wildlife mitigation route? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

- 7. Are any archaeological, historic, cultural, or scenic resources in the vicinity or associated with the proposed amendment? If the answer is yes to any of the above, check yes and provide an explanation.

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

Explanation:

- 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. Provide copies of all water rights documents, including chain of title to the original water right holder.)

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

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

|                    |  |                    |  |
|--------------------|--|--------------------|--|
| 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 |  |

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

There is no intensification of land uses proposed.

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

- a. System Type:

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

- b. Available:

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

- c. If a public facility is proposed and is currently not available, please describe the funding mechanism for ensuring availability of water service.

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

- a. System Type:

|                                                       |           |  |
|-------------------------------------------------------|-----------|--|
| <input checked="" type="checkbox"/> Individual septic |           |  |
| <input type="checkbox"/> Public system                | Provider: |  |

- b. Available:

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

- c. If a public facility is proposed and is currently 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.

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

Franktown Road and Old US 395

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

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

13. Community Services (provided and nearest facility):

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| a. Fire Station         | TMFPD Station 32                                |
| b. Health Care Facility | Renown South Meadows Medical Center             |
| c. Elementary School    | Pleasant Valley                                 |
| d. Middle School        | Marce Herz                                      |
| e. High School          | Galena                                          |
| f. Parks                | Wilson Common Park Pond, Washoe Lake State Park |
| g. Library              | South Valleys Library                           |
| h. Citifare Bus Stop    | NA                                              |

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:

Not applicable

- b. Conservation Element:

See attached report for details.

- c. Housing Element:

Not applicable

- d. Land Use and Transportation Element:

See attached report for details.

- e. Public Services and Facilities Element:

See attached report for details.

- f. Adopted area plan(s):

Analysis of the South Valleys Area Plan is included in the attached report.

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.

Not applicable

### Applicant Comments

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

# Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

Please complete the following supplemental information 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. List the Following information regarding the property subject to the Regulatory Zone Amendment.

a. What is the location (address, distance and direction from nearest intersection)?

6755 Franktown Road. Approximately 900 feet north along Franktown Road from the intersection with Tunnel Creek Road

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

| APN of Parcel | Master Plan Designation | Current Zoning | Existing Acres | Proposed Zoning | Proposed Acres |
|---------------|-------------------------|----------------|----------------|-----------------|----------------|
| 055-200-98    | R/RR                    | GR/MDR         | 53.8           | GR/MDR          | no net change  |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |
|               |                         |                |                |                 |                |

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

|       | Zoning | Use (residential, vacant, commercial, etc.) |
|-------|--------|---------------------------------------------|
| North | GR/MDR | Vacant and residential                      |
| South | GR/MDR | Vacant and residential                      |
| East  | GR/MDR | Pastureland                                 |
| West  | GR     | US Forest Service Land                      |

3. Describe the existing conditions and uses located on the site (i.e. vacant land, roadways, easements, buildings, etc.).

Single family home with detached garage and barn with pastureland in east central portion of the site. There is a non-exclusive access easement for the pond.

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.

Refer to the attached report for additional details and analysis.

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, provide map identifying locations | <input type="checkbox"/> No |
|----------------------------------------------------------------------------|-----------------------------|

6. Is the site located in an area where there is potentially an archeological, historic, or scenic resource?

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

Explanation:

|  |
|--|
|  |
|--|

7. Are there sufficient water rights to accommodate the proposed amendment? Please provide copies of all water rights documents, including chain of title to the original water right holder.)

|                                         |                             |
|-----------------------------------------|-----------------------------|
| <input checked="" type="checkbox"/> Yes | <input 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 |  |

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

|  |
|--|
|  |
|--|

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

|                                                         |
|---------------------------------------------------------|
| <b>No intensification in use proposed for the site.</b> |
|---------------------------------------------------------|

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

- a. System Type:

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

- b. Available:

|                                         |                                    |                                    |                                   |
|-----------------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input checked="" type="checkbox"/> Now | <input 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 or not available, please describe the funding mechanism for ensuring availability of water service.

|  |
|--|
|  |
|--|

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 type="checkbox"/> Public system     | Provider: |  |

- b. Available:

|                              |                                    |                                    |                                   |
|------------------------------|------------------------------------|------------------------------------|-----------------------------------|
| <input type="checkbox"/> Now | <input 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 or 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.

|  |
|--|
|  |
|--|

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

|                                      |
|--------------------------------------|
| <b>Franktown Road and Old US 395</b> |
|--------------------------------------|

11. Will the proposed amendment impact existing or planned transportation systems? (If yes, a traffic report is required.)

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

12. Community Services (provided name, address and distance to nearest facility).

|                         |                                                 |
|-------------------------|-------------------------------------------------|
| a. Fire Station         | TMFPD Station 32                                |
| b. Health Care Facility | Renown South Meadows Medical Center             |
| c. Elementary School    | Pleasant Valley                                 |
| d. Middle School        | Marce Herz                                      |
| e. High School          | Galena                                          |
| f. Parks                | Wilson Common Park Pond, Washoe Lake State Park |
| g. Library              | South Valleys Library                           |
| h. Citifare Bus Stop    | NA                                              |

## 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 (TMRPA) 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 12<sup>th</sup> grade by 325 students or more?

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



# 6755 FRANKTOWN ROAD

## MASTER PLAN AMENDMENT • REGULATORY ZONE AMENDMENT

**Prepared for:**

Jamie Zissis  
c/o Rebecca Dickson  
7165 San Antonio Road  
Washoe Valley, Nevada 89704

**Prepared by:**

Christy Corporation, Ltd.  
1000 Kiley Parkway  
Sparks, Nevada 89436  
(775) 502-8552

**January 9, 2023**

**6755 FRANKTOWN ROAD**  
**MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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- Owner Affidavit
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- Regulatory Zone Amendment Application
- Property Tax Verification
- Full-Size Master Plan and Zoning Exhibits

# 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

## Introduction

This application includes the following requests:

- A **Master Plan Amendment** to adjust Master Plan land use boundaries within an existing parcel to include redesignating 1.6± acres from Rural to Rural Residential and 1.6± acres from Rural Residential to Rural.
- A **Regulatory Zone Amendment** to adjust zoning boundaries within an existing parcel, resulting in a rezone of 1.6± acres from General Rural to Medium Density Rural and 1.6± acres from Medium Density Rural to General Rural.

## Project Location

The project site (APN # 055-200-98) consists of 53.8± acres located at 6755 Franktown Road in west Washoe Valley. Specifically, the subject parcel is located on the west side of Franktown Road, north of Lewers Creek, west of Toiyabe Golf Club. Figure 1 (below) depicts the project location.

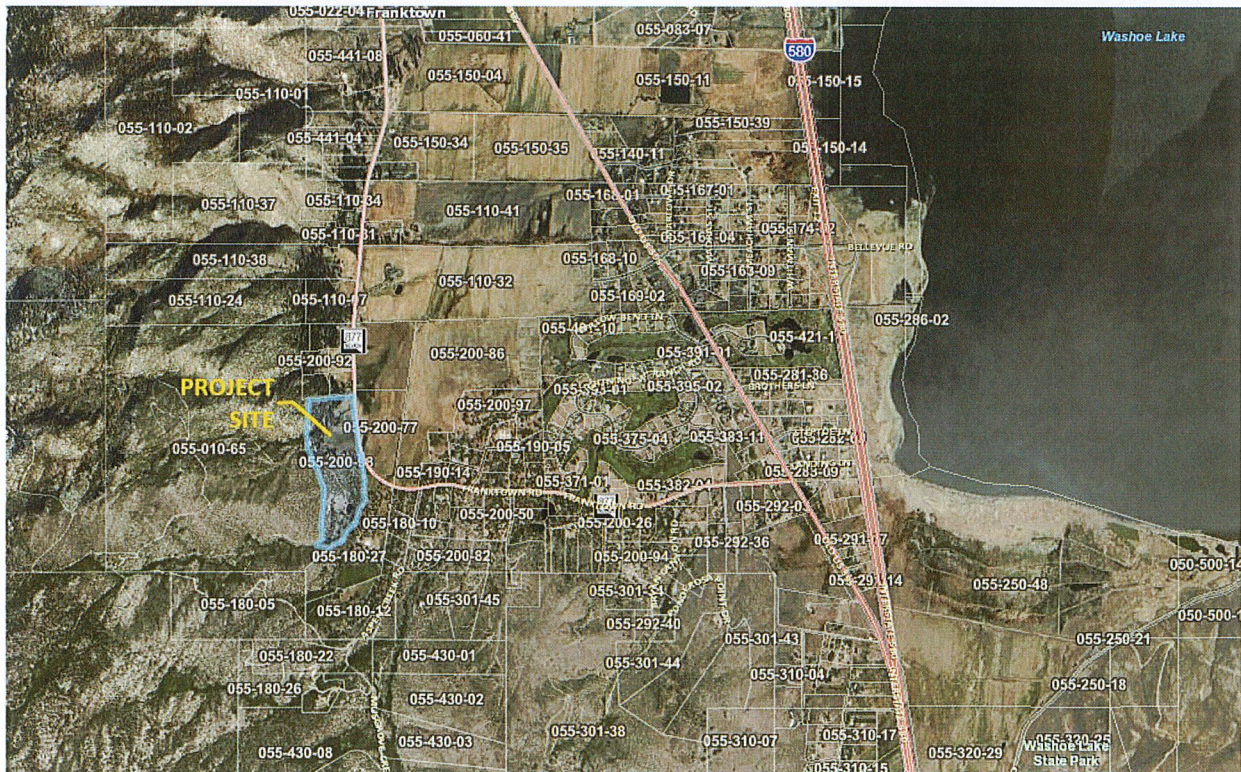


Figure 1 – Vicinity Map

## 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

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### Existing Conditions

Currently, the project site is developed with a 4,584± square foot single family home that was constructed in 2010. There are additional outbuildings, including a detached garage, barn, and accessory structures, all of which have been permitted through Washoe County. The existing home is located within the northern portion of the parcel and is accessed via a driveway connecting to Franktown Road.

The property includes pastureland at the east-central portion of the parcel and a pond at the southern portion of the site. Lewers Creek traverses the parcel from east to west at the southern property boundary. The west side of the parcel is characterized by steeper terrain and includes forested areas. Surrounding land use includes US Forest Service lands to the west, large lot single family to the north and south, and privately owned pastureland to the east.

Figures 2 (below), 3, and 4 (following pages) depict the existing site conditions.



Figure 2 – Existing Conditions

# 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

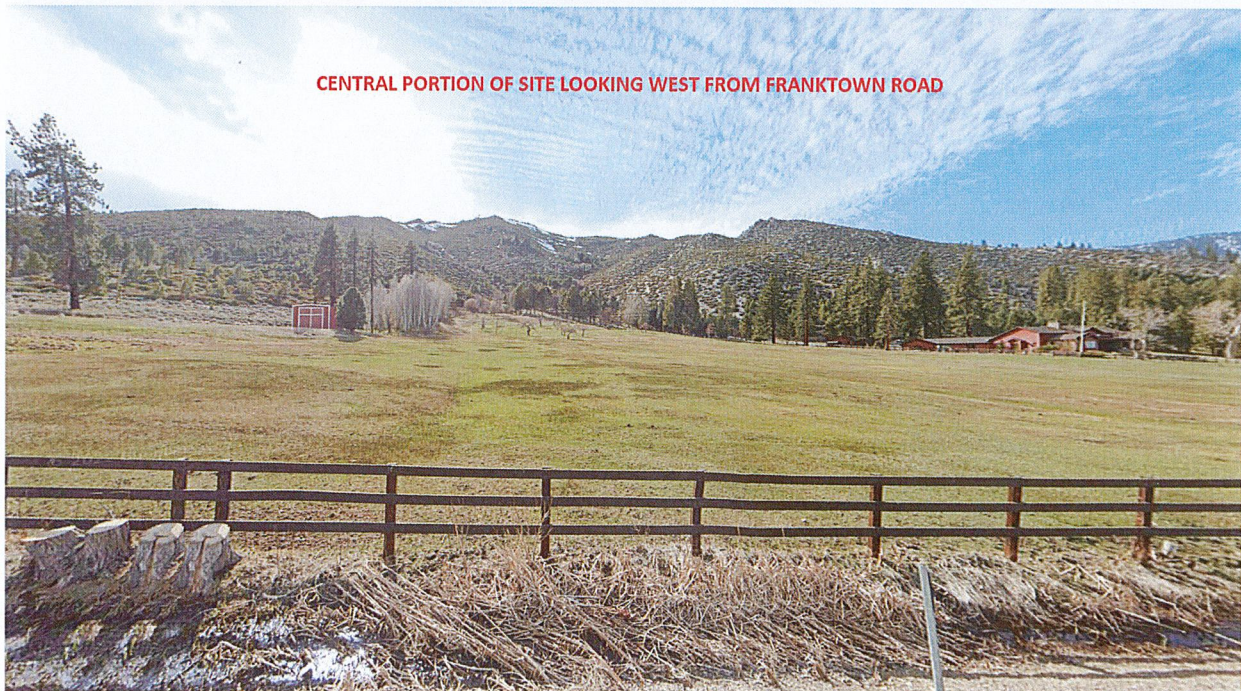
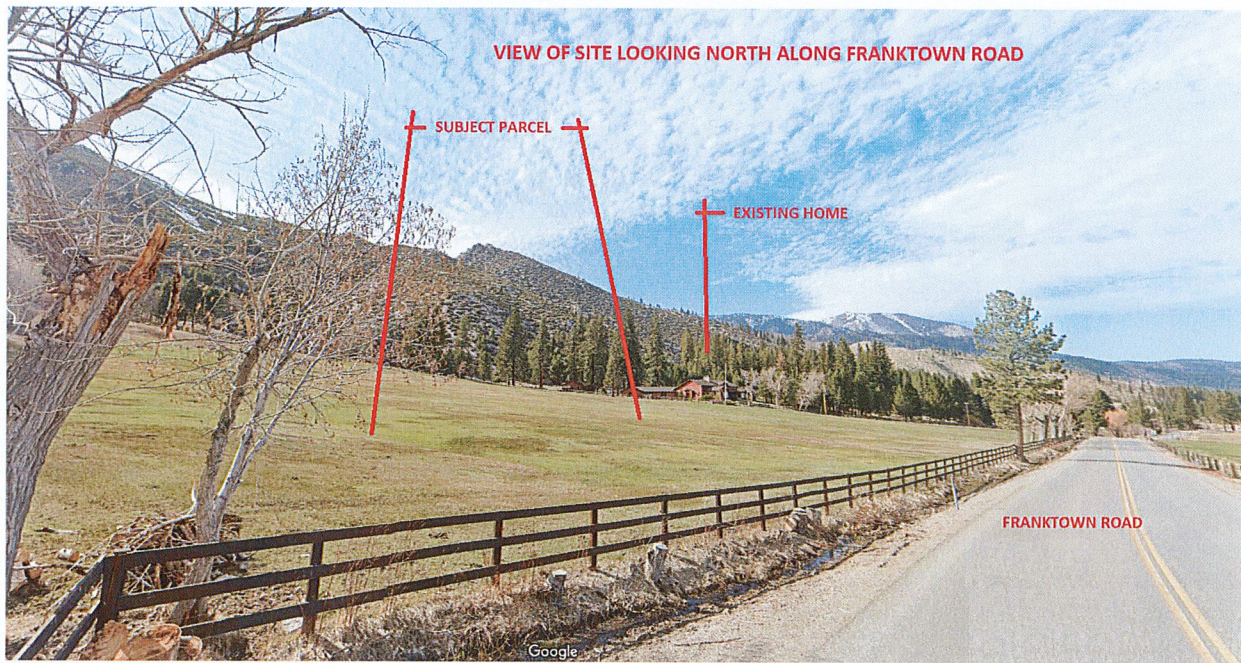


Figure 3 – Existing Conditions

# 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE



Figure 4 – Existing Conditions

## 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

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### Project Request

As identified in the South Valleys Area Plan, the 53.8± acre parcel includes a mix of Rural (R) and Rural Residential (RR) land use. Regulatory zoning mimics the Master Plan land use designations and designates the R areas as General Rural (GR) and the RR property as Medium Density Rural (MDR). Per the Washoe County Assessor, the GR zoning accounts for 69% of the site with the remaining 31% as MDR. This translates to 37.1± acres of GR and 16.7± acres of MDR.

MDR zoning allows for single family residential at a density of one unit per five acres while GR zoning permits one unit per 40 acres. Thus, under current zoning, a total of 4 single family units are permitted by right (3 within MDR and 1 within the remaining MDR and GR).

The property owner wishes to process a Parcel Map through Washoe County that would split the current parcel. This would create a new 12.6± acre parcel at the northern portion of the site that includes the existing home and associated improvements, with the remaining 41.2± acres becoming its own separate parcel. This would not result in any increase in permissible density. Instead, it simply allows the existing residence to be split from the balance of the site and situated on its own legal parcel.

Figure 5 (below) depicts the envisioned parcel that would include the existing residence, while Figure 6 (following page) depicts the overall new parcel configuration.

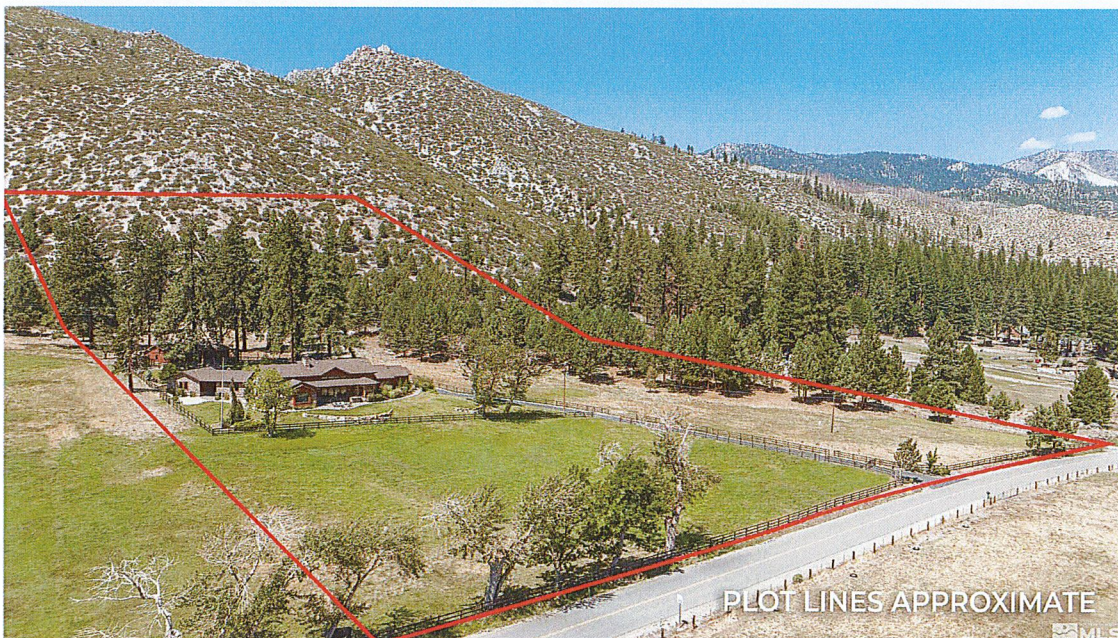
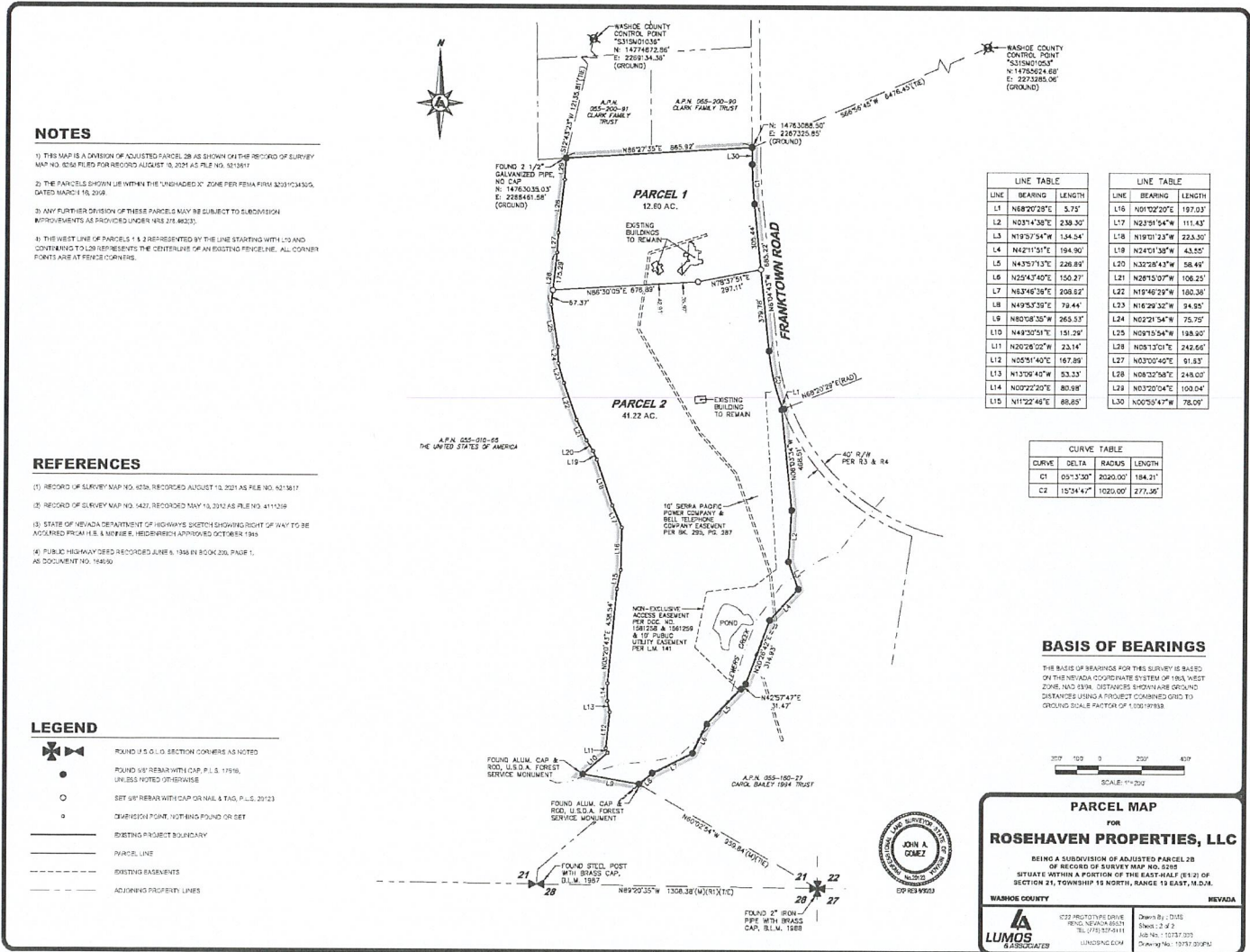


Figure 5 – Proposed Northern Parcel

# 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE



Note: Full-size parcel map is included as an attachment to this report.

Figure 6 – Proposed Parcel Map

During Washoe County’s review of the Parcel Map request, it was realized that the existing Master Plan land use and regulatory zoning boundaries were such that the proposed 12.6± acre northern parcel was 1.6± acres short of the required MDR zoning to allow for the lot split. As a result, this application proposes to amend the Master Plan land use and regulatory zoning boundaries to shift 1.6± acres of RR land use and MDR zoning to the northern parcel, allowing for the Parcel Map to be processed.



## **6755 FRANKTOWN ROAD**

### **MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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The proposed shift in zoning is simply a reconfiguration of the existing land use/zoning boundaries and, in fact, represents a more logical distribution of zoning than what currently exists. To explain, portions of the site most suitable for development (under MDR standards) are located on the north and eastern portions of the site, including the area on which the current home is constructed. However, the area where the home is located is currently zoned GR with more constrained areas of the site designated as MDR. This application would essentially “flip-flop” 1.6± acres of MDR from the northeast corner and south-central portions of the existing parcel and shift them to the area under and surrounding the current residence. In doing so, 5 acres of MDR zoning would be included within the new 12.6± acre northerly parcel. The areas in which the MDR was moved from would then become GR. As a result, there is no net gain in either GR or MDR zoning and thus no net gain in allowable density.

The land use and zoning boundaries defined within this area of the County were completed well over 20 years ago. At that time, modern GIS and aerial data was not readily available. Zoning boundaries were often determined using USGS topographic mapping or other rudimentary data sources. As a result, the adopted zoning boundaries often do not reflect actual site conditions and need to be refined from time to time to reflect more accurate mapping and site characteristics. Redesignating the existing homesite from GR to MDR is highly logical given that the area is relatively flat and already developed. In turn, the 1.6± acres of GR removed from the homesite area will be moved to areas of existing MDR that are either constrained by topography or drainage conditions, or that include mature pines, etc.

The proposed “zoning swap” will have a beneficial impact to the surrounding area by locating less intense GR zoning in areas of scenic and environmental significance, protecting these areas from future development. Most importantly, no change in the overall zoning acreage is proposed. This results in no additional density/permitted units and will have zero impact from a land use perspective. The proposal will not increase potential traffic, noise, lighting, etc.

While the proposed amendments are simplistic in nature, the review process to complete the change is fairly complex, requiring two separate entitlements; a Master Plan Amendment (MPA) and Regulatory Zone Amendment (RZA). Each of these requests is detailed on the following pages, including a visual depiction of the changes proposed.

- **Master Plan Amendment**

The MPA included with this application proposes to relocate 1.6± acres of Rural Residential (RR) land use from the northeast corner of the site and the south-central portion of the site to the area surrounding the current single family home in the northern portion of the existing parcel. In turn, the areas of RR proposed for relocation would change to Rural (R) land use. This results in no net change in the overall amount of RR or R land use included within the existing 53.8± acre parcel.

Figure 7 (following page) depicts the existing Master Plan land use configuration in comparison to that proposed with this application.

# 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE



Figure 7 – Existing/Proposed Master Plan Land Use

## 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

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- **Regulatory Zone Amendment**

The proposed RZA essentially mimics the previously described MPA request. The current zoning boundaries are the same as the Master Plan land use boundaries. Areas defined as RR in the Master Plan are zoned MDR and areas designated as R are zoned GR. Thus, this application requests to move 1.6± acres of MDR zoning from the northeast corner and south-central portions of the site to the area surrounding the existing single family home. The areas from which the MDR is proposed to be moved would then become GR, resulting in no net gain in either GR or MDR zoning areas.

Figure 8 (below) and Figure 9 (next page) provide a visual representation of the changes proposed.

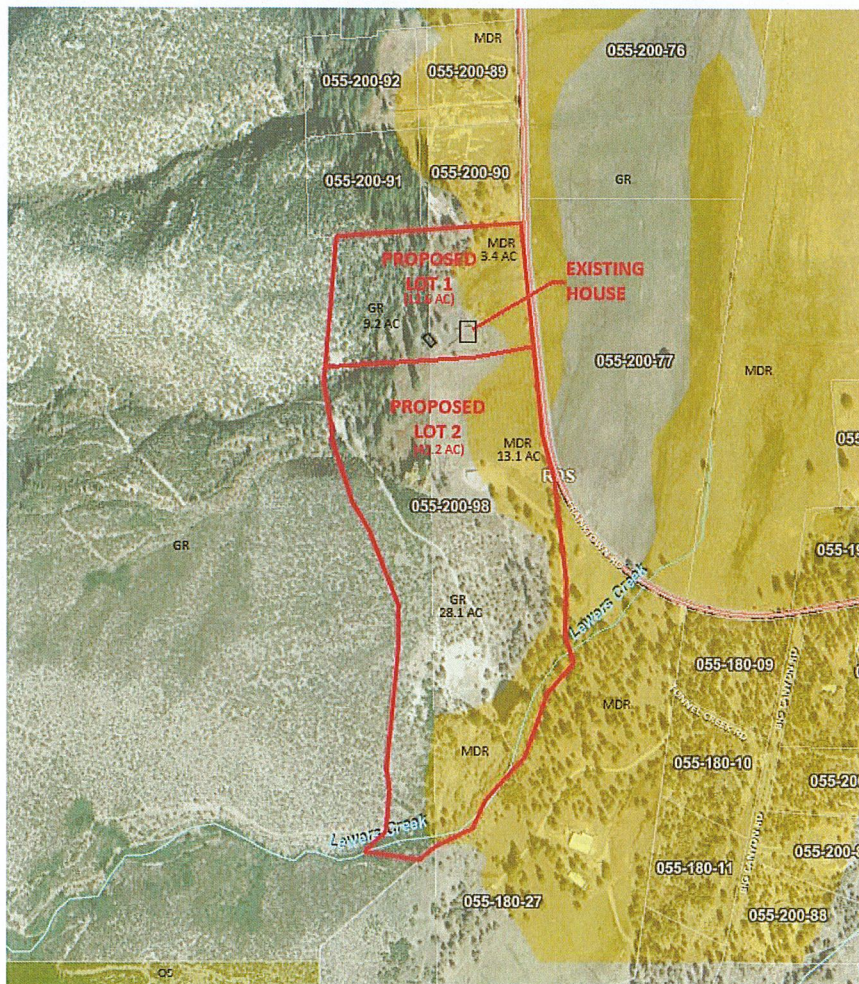


Figure 8 – Existing Zoning

## 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

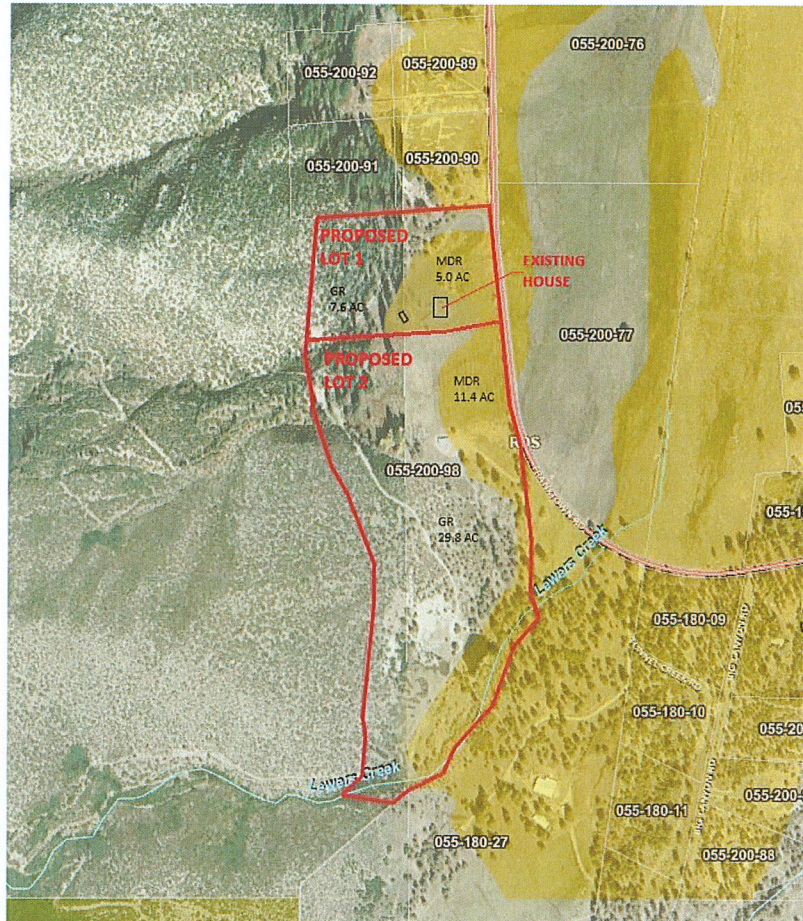


Figure 9 – Proposed Zoning

As noted, the requests included with this application will generate no new impacts to the surrounding area. In fact, by shifting GR zoning to areas of scenic or environmental value, the change will have a positive impact by ensuring these areas/features are preserved and excluded from future development. No new density will be permitted with this request, resulting in no impacts related to traffic, etc. The single family home proposed for the new northern parcel already exists. Therefore, no new visual impacts will be created either. From the perspective of surrounding owners or the general public, no change to existing conditions will occur. This is simply a shifting of colors on the map to assign zoning designations to more appropriate areas of the site.

It should be noted that splitting of the parcel is permitted under the current Master Plan/zoning configuration. However, this would result in an unusual parcel shape/configuration. As proposed, the 12.6± acre northerly parcel has a logical configuration that ensures privacy for the existing residence, respects the surrounding area/conditions, and will generate no impact to surrounding properties/owners.

## 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

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### 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.

- **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 proposed minor change is consistent with the South Valleys Area Plan in that it will not result in any change of density or use of the subject parcel. In fact, it promotes Area Plan policies by locating areas of more intense RR/MDR land use within more developable portions of the site based on improved mapping/existing development and preserving scenic areas within the R/GR designation.**

- (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.

**As noted, the proposed amendment will not alter the underlying use of the property and will not generate any new impacts or allow for any additional units above and beyond what currently is allowed. The existing single family home is compatible with adjoining uses and has already demonstrated that it does not negatively impact the surrounding area.**

- (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.

**Zoning boundaries within West Washoe Valley were assigned prior to modern mapping and technological advances. Given that little development has occurred within the area, no updates to the boundaries have been needed. As modern mapping, aerial data, and site surveys demonstrate, the proposed minor reconfiguration of land use proposed with this application is much more logical than what currently exists and represents a better use of the land.**

**6755 FRANKTOWN ROAD**  
**MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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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 Master Plan designation.

**All facilities and services needed for the existing home are in place and operational. The proposed amendment generates no new demand.**

- (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 proposed amendment will not allow for any additional growth or development above and beyond what currently is allowed. No net increase in overall land use areas is proposed.**

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

**Not applicable.**

## **6755 FRANKTOWN ROAD**

### **MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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- **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.

**This request fully complies with the polices and action programs contained within the South Valleys Area Plan and will not alter the underlying land use or density associated with the existing parcel.**

- (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 reconfiguration of MDR and GR zoning will not alter the uses that are permitted and/or already exist onsite. The existing single family home is consistent with the surrounding area and will not be altered, other than to be located on its own smaller parcel (12.6± acres), as a result of this request.**

- (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.

**This request simply responds to advances that have been made in mapping and aerial technology and reconfigures the site zoning to areas that are more appropriate based on Washoe County Development Code standards.**

- (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.

**This request will not generate any additional demand for services or facilities.**

- (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.

**The proposed amendment is consistent with Area Plan policies in that the zoning reconfiguration will assign MDR/GR zoning to areas of the site that are more appropriate based on Washoe County standards and that are reflective of existing built conditions.**

**6755 FRANKTOWN ROAD**  
**MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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- (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.

**The proposed amendment will not alter the pattern of growth from what is currently allowed.**

- (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.**



# 6755 FRANKTOWN ROAD MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE

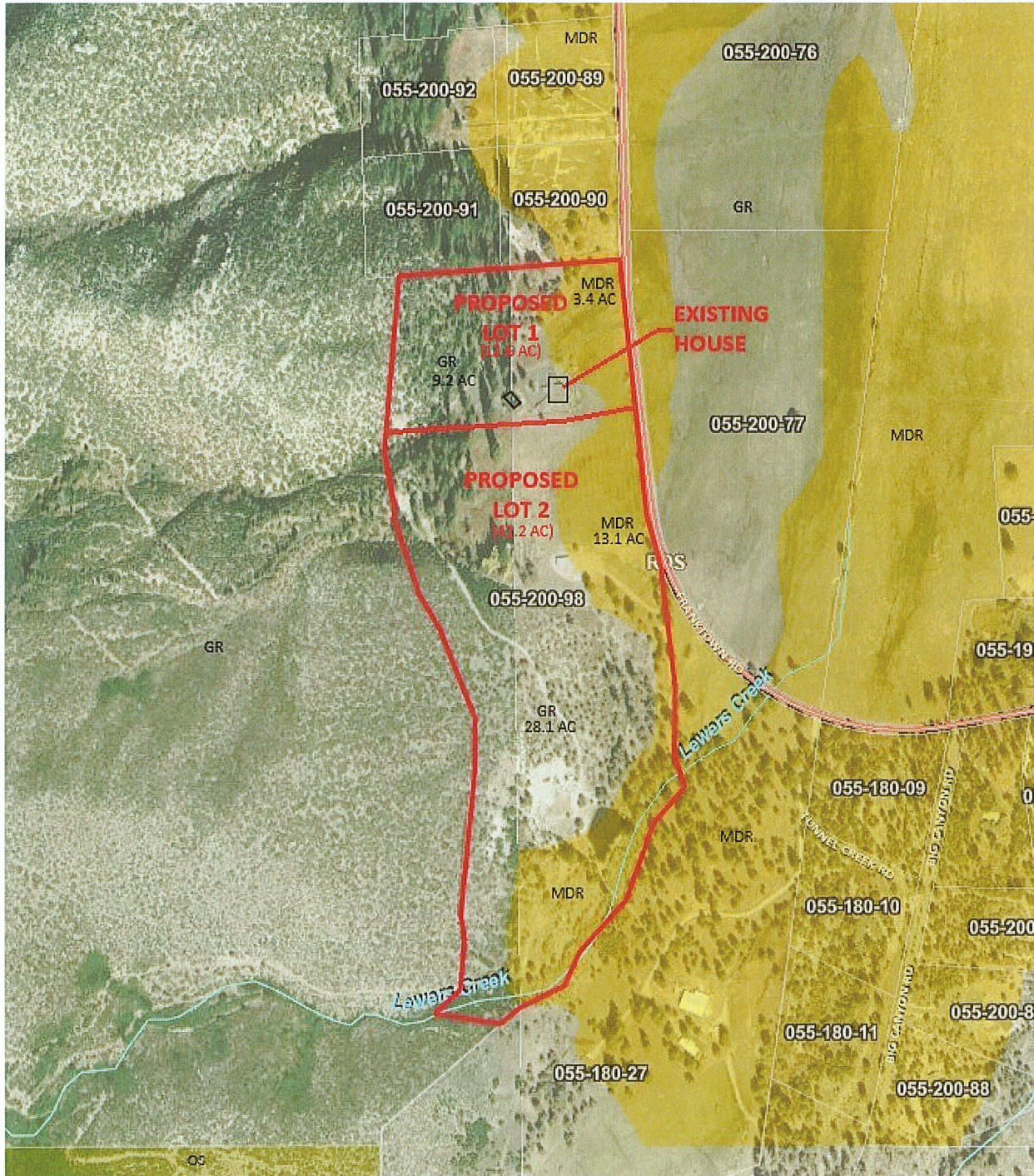


Figure 1 - Existing Zoning

**6755 FRANKTOWN ROAD  
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

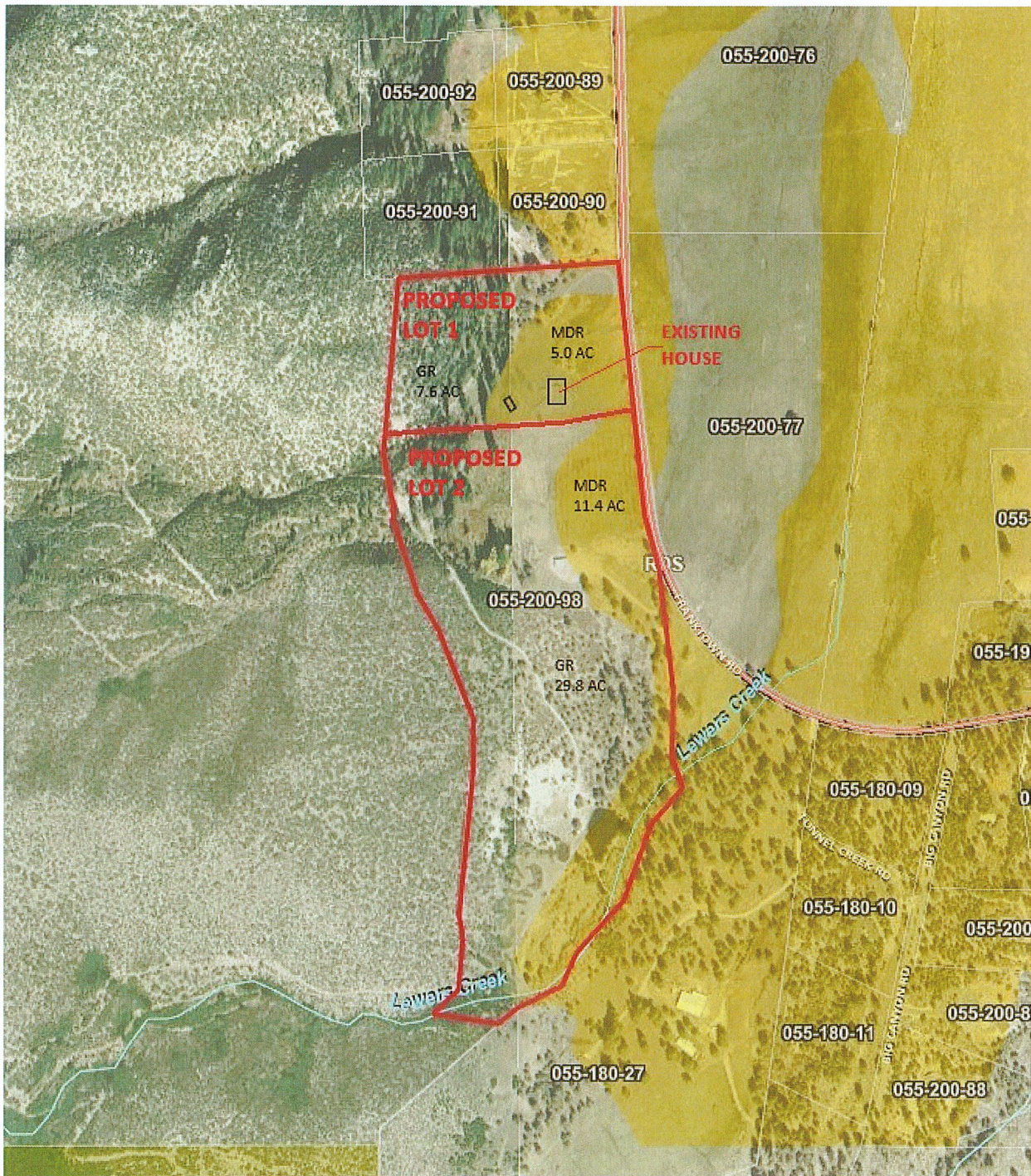


Figure 2 – Proposed Zoning

**675 FRANKTOWN ROAD  
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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Figure 3 – Existing Master Plan

**6755 FRANKTOWN ROAD  
MASTER PLAN AMENDMENT AND REGULATORY ZONE CHANGE**

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Figure 4 – Proposed Master Plan

February 9, 2023

Kat Oakley  
Washoe County Planning & Building Division  
1001 East Ninth Street, Building A – 2<sup>nd</sup> Floor  
Reno, Nevada 89512

**RE: 6755 Franktown Road (Case # WMPA23-0002/WRZA23-0002)**

Dear Kat,

The purpose of this letter is to address your February 2, 2023 email regarding the 6755 Franktown Road Master Plan and Regulatory Zoning Map Amendment requests. Specifically, policy SV.12.7 contained in the South Valleys Area Plan is addressed below:

Policy SV.12.7 is listed below and addressed in **bold face** type:

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. The developable area analysis should include the following:

- a. An analysis identifying the developable area of a hillside, as evidenced by soils, geotechnical, biological and hydrological studies;

**This application proposes no new development. The existing onsite home was permitted based on Washoe County requirements and meets the provisions of the Washoe County Development Code. This includes review and approval of applicable engineering studies and analysis by Washoe County. The proposed land use changes directly impact the area that underlies the home, thus directly addressing this policy. The amendment ensures full compliance with County policies and is essentially a "housekeeping" request.**

- b. Areas underlain with faults that have been active during the Holocene epoch of geological time;

Based on review of applicable USGS mapping and data, there are no identified faults located within the areas proposed for MDR zoning. Furthermore, the Development Suitability map included in the South Valleys Area Plan does not identify any development constraints within the subject parcel (see clipping of Development Suitability Map below), including slopes in excess of 15%.



- c. Habitat areas of known endangered or rare plant and/or animal species;

Once again, the South Valleys Area Plan, including the Development Suitability Map and associated policies, identified no known identified endangered plant or animal habitats. In general, the areas is known for mule deer, black bear, etc. However, there is no increase in development intensity associated with this request. The amendments would not permit any new development over what is currently allowed today and serves to bring the existing home (which was reviewed an approved under applicable Washoe County standards) into full compliance with land use regulations.

- d. Significant streams, ravines and/or drainageways; and,

Lewers Creek runs along the southern border to the subject parcel. This area is included entirely within GR zoning (as exists currently) and will not be impacted as a result of this amendment request.

- e. A developable area map designed in accordance with the following:
- i. Identifying the location;
  - ii. Identifying the amount of total land area suitable for development;
  - iii. Identifying areas of landslide or potential landslide; and,
  - iv. Drawn to a scale appropriate for the project.

**As noted in the previously submitted application, the updated Master Plan and Regulatory Zoning boundaries are more sensitive to the existing onsite conditions. MDR zoning is proposed to cover existing onsite improvements (i.e. house and associated outbuildings) which are located in areas of slope under 15%. Additionally, areas that are forested and contain steeper terrain have been moved from MDR to the GR zone, as documented in the previously submitted materials. The requested amendments result in no increase to the allowed density/intensity permitted within the subject parcel. The Area Plan identifies no onsite development constraints. Thus, the updated Master Plan and zoning exhibits serve to directly address this policy by realigning zoning boundaries based on more advanced mapping and data available since their original establishment.**

We look forward to working with you as the amendment process moves forward. In the meantime, please do not hesitate to contact me at [mike@christynv.com](mailto:mike@christynv.com) or (775) 250-3455 with any questions or concerns. Thank you.

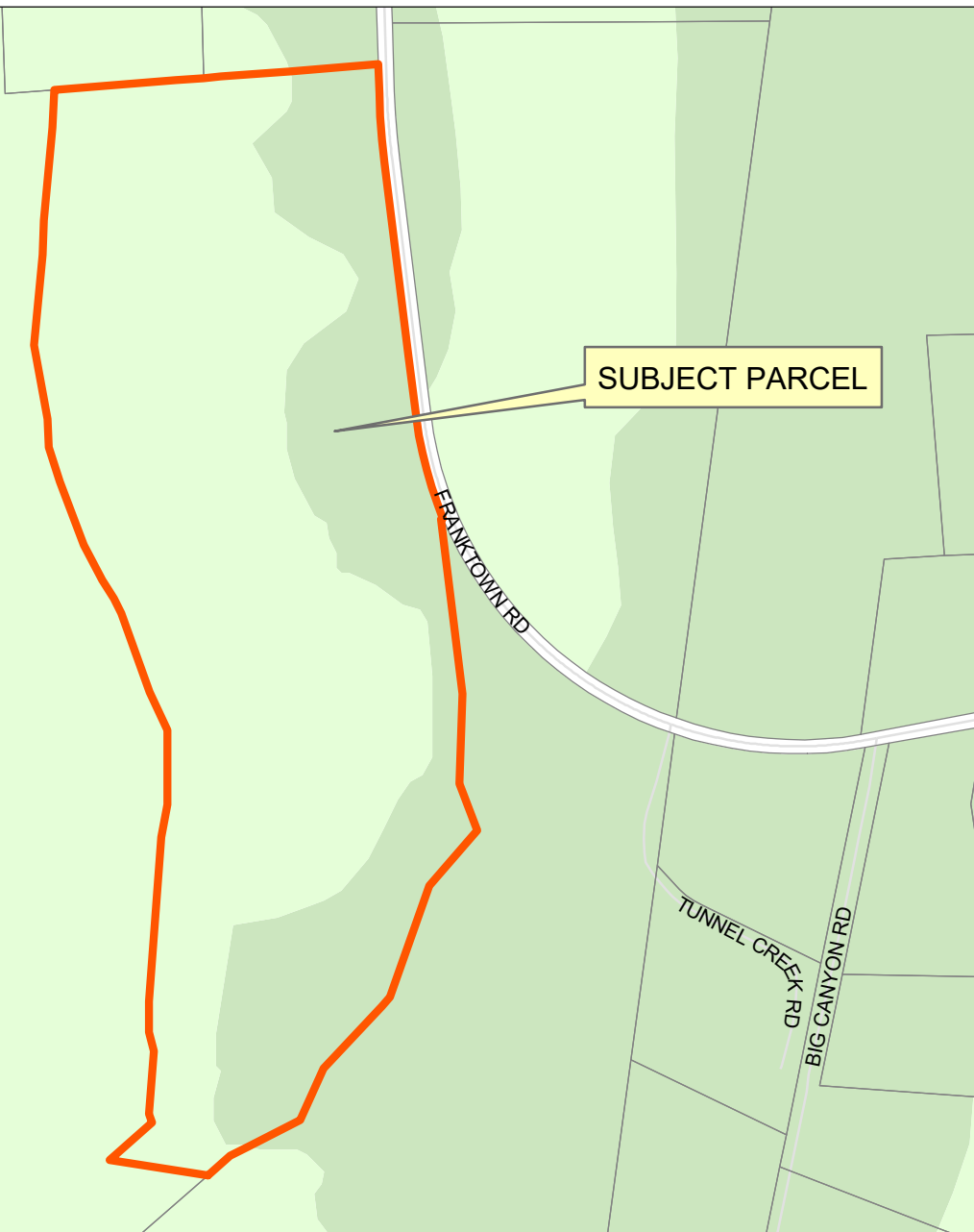
Sincerely,



Mike Railey  
Planning Manager

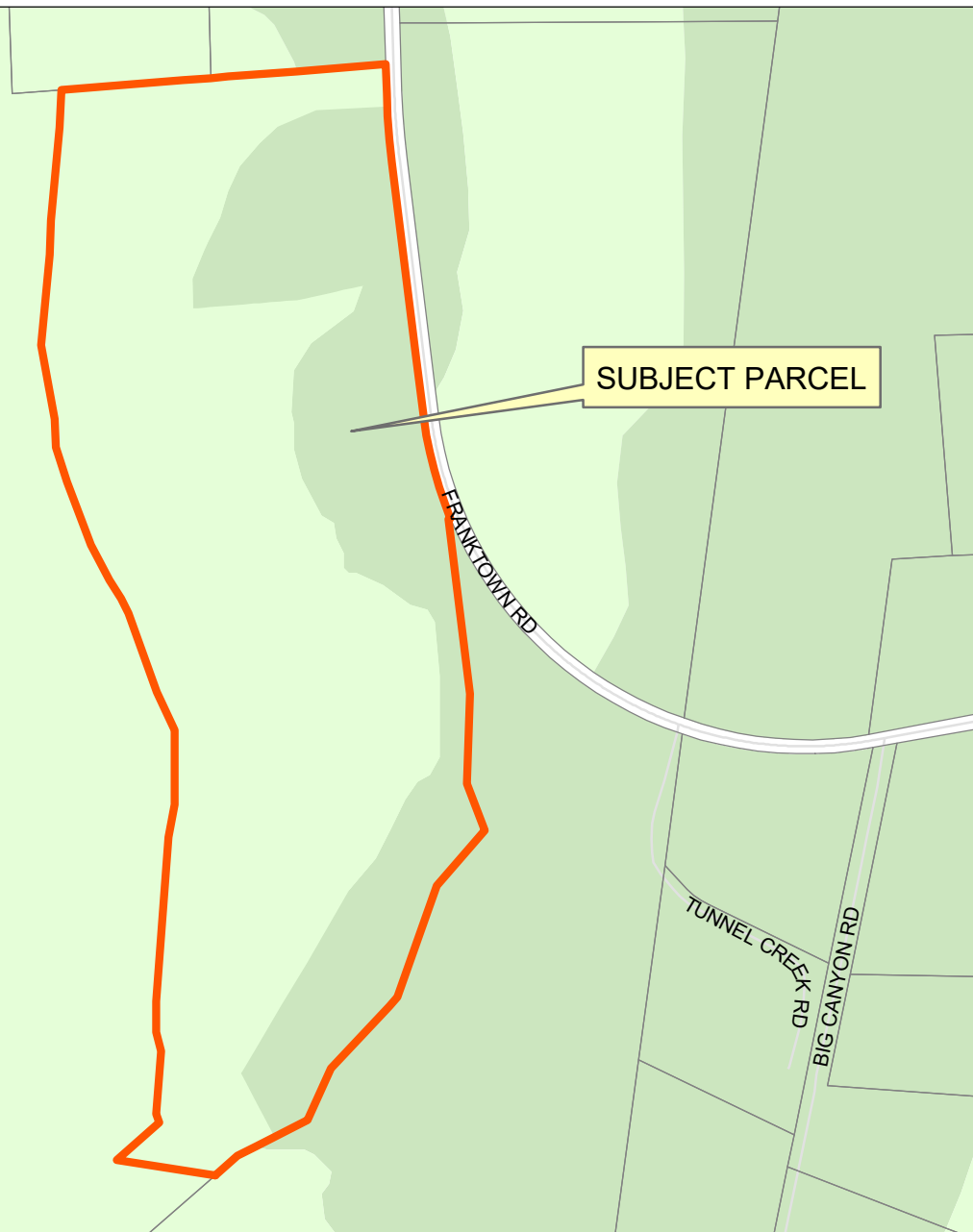
cc: Rebecca Dickson  
John Gomez

EXISTING  
MASTER PLAN



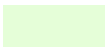






SUBJECT PARCEL

PROPOSED  
MASTER PLAN

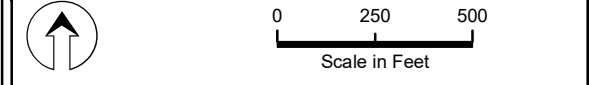


SUBJECT PARCEL

**South Valleys Planning Area  
WMPA23-0002; APN 055-200-98**

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

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**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**



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

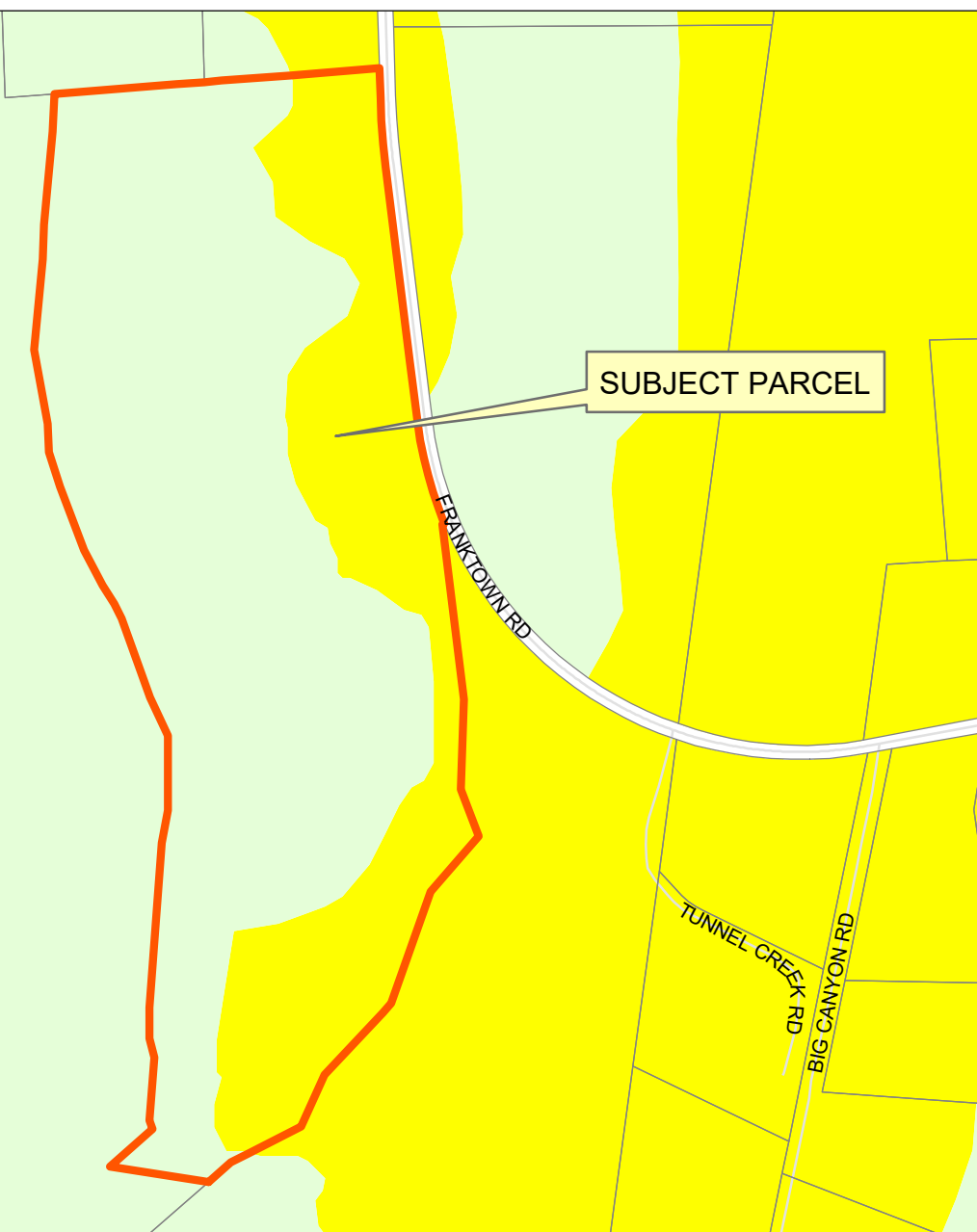
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DATE: January 2023

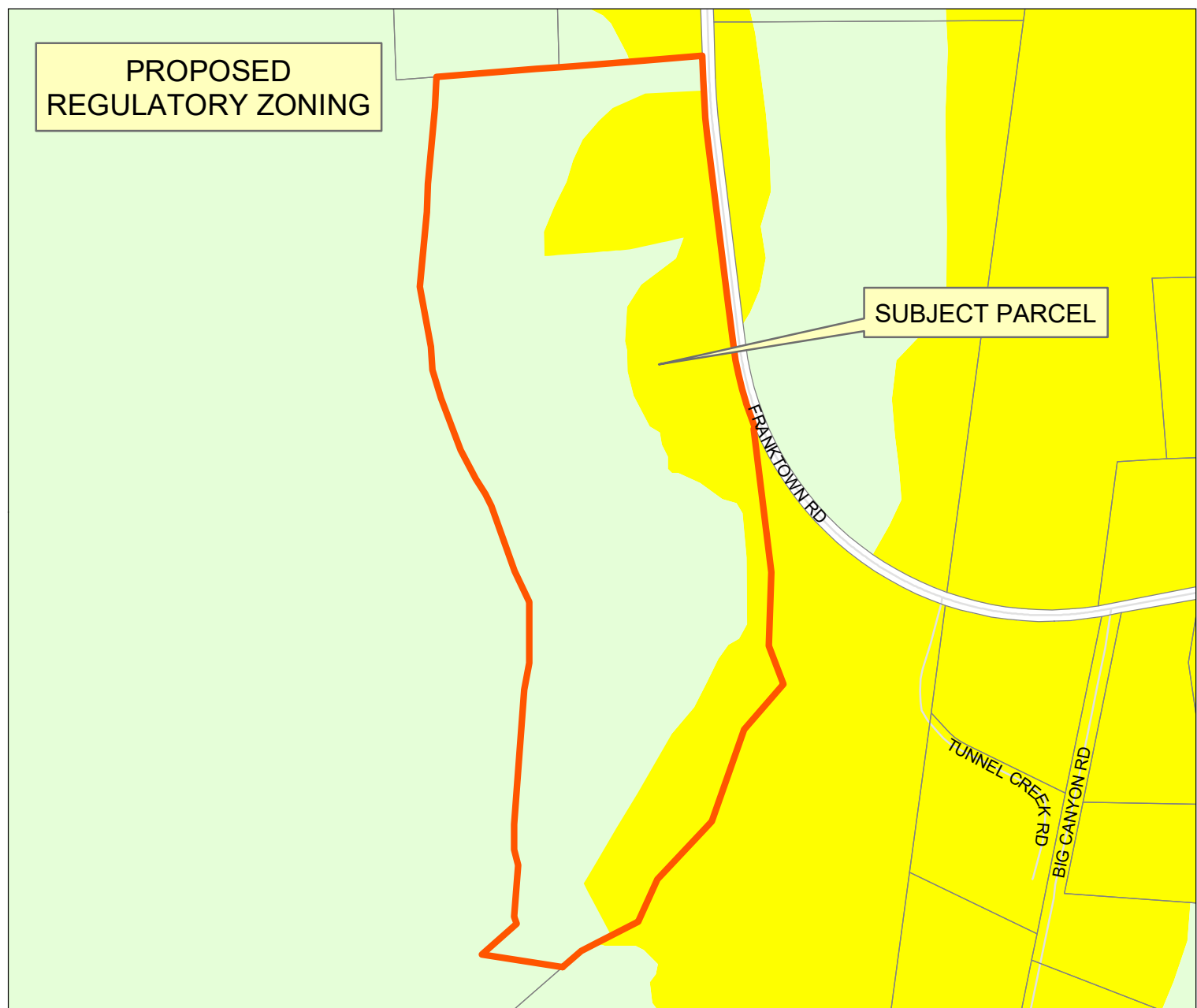


EXISTING REGULATORY ZONING



SUBJECT PARCEL

PROPOSED REGULATORY ZONING



SUBJECT PARCEL

### South Valleys Planning Area WRZA23-0002; APN 055-200-98

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

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0 250 500  
Scale in Feet

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**WASHOE COUNTY  
NEVADA**  
1861

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DATE: January 2023