



Planning Commission Staff Report

Meeting Date: January 3, 2023

Agenda Item: 8B

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA22-0009 (800 RZA)

BRIEF SUMMARY OF REQUEST:

A regulatory zone amendment to establish Medium Density Rural on a parcel

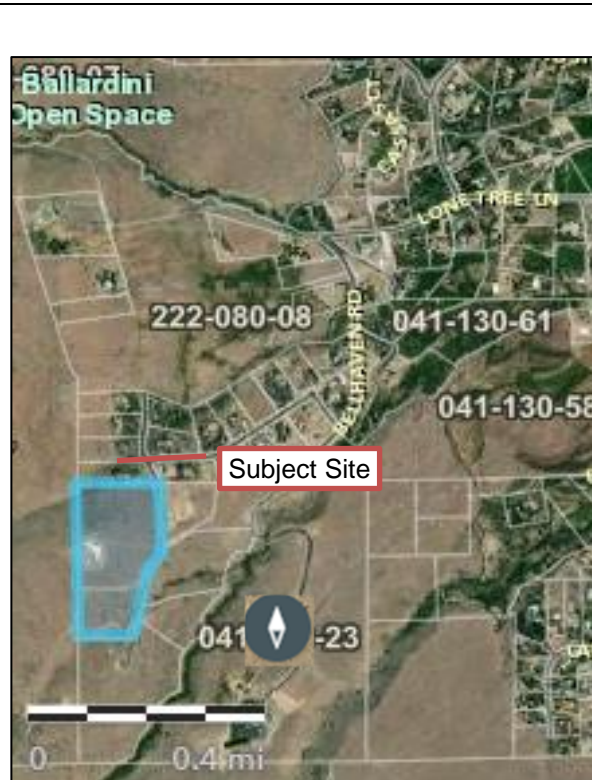
STAFF PLANNER:

Courtney Weiche, Senior Planner
Phone Number: 775.328.3608
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CASE DESCRIPTION

For hearing, discussion, and possible action to approve a regulatory zone amendment to amend the Southwest Truckee Meadows Area Plan Regulatory Zone Map to change 19.2 acres of General Rural (GR) to Medium Density Rural (MDR) on a 22.34-acre parcel; and if approved, authorize the chair to sign a resolution to this effect.

Property Owner: Ray and Elaine York
 Location: 800 Schellbourne St
 APN: 041-140-20
 Parcel Size: 22.34 acres
 Master Plan: Rural Residential
 Regulatory Zone: 86% General Rural and 14% Medium Density Rural
 Area Plan: Southwest Truckee Meadows Area Plan
 Development Code: Authorized in Article 821, Amendment of Regulatory Zone
 Commission District: 2 – Commissioner Lucey/Clark



Vicinity Map

STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0009, having made all findings required by Washoe County Code Section 110.821.15(d). I further move to certify the resolution and the proposed regulatory zone amendment in WRZA22-0009 as set forth in this staff report for submission to the Washoe County Board of Commissioners; and if approved, authorize the chair to sign a resolution to this effect on behalf of the Planning Commission.

(Motion with Findings on Page 13)

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Explanation and Processing of a Regulatory Zone Amendment

The following explains a regulatory zone amendment, including its purpose and the review and evaluation process involved for an application with such a request. The analysis of the subject proposal can be found on Page 7.

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.

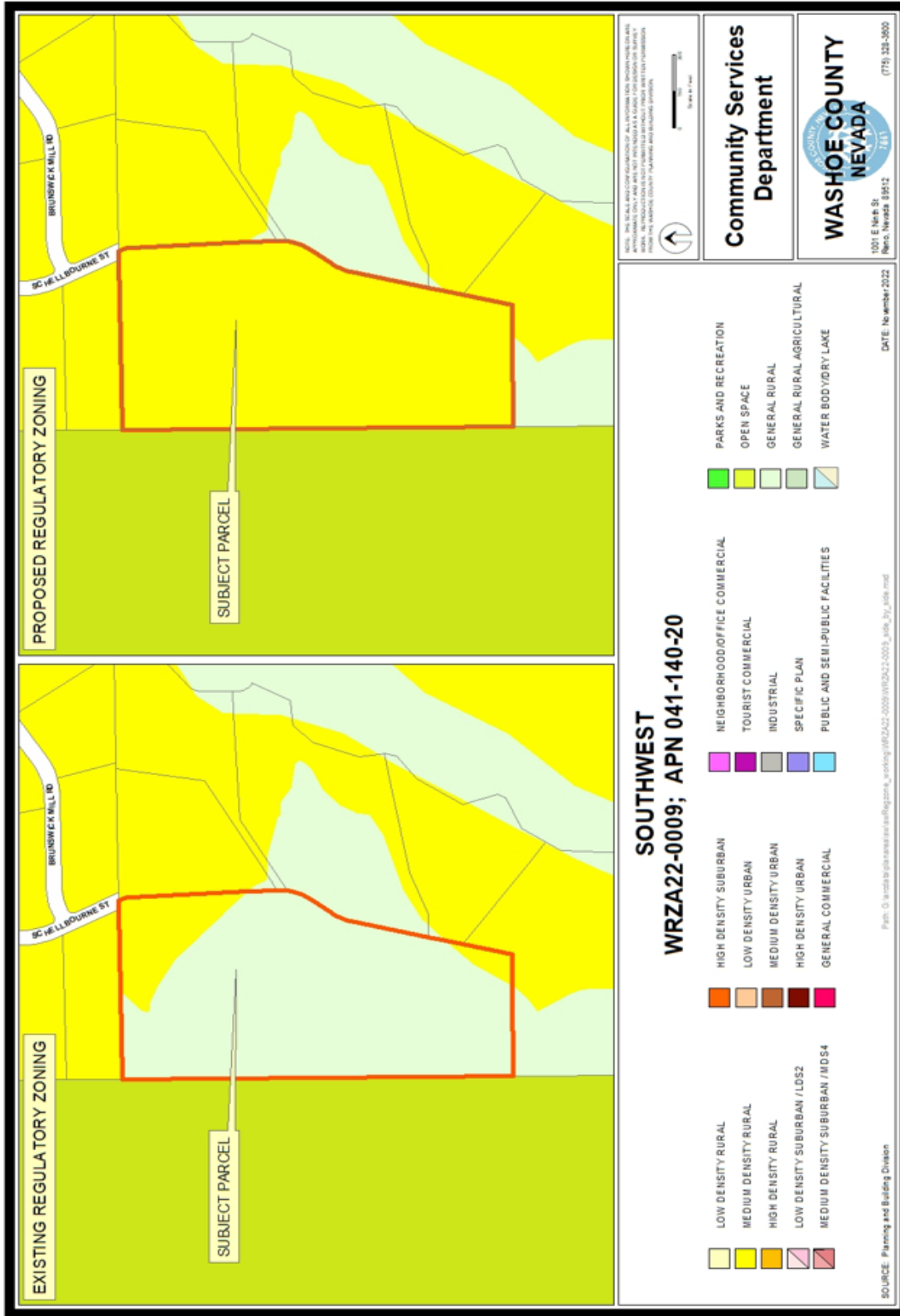
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan,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

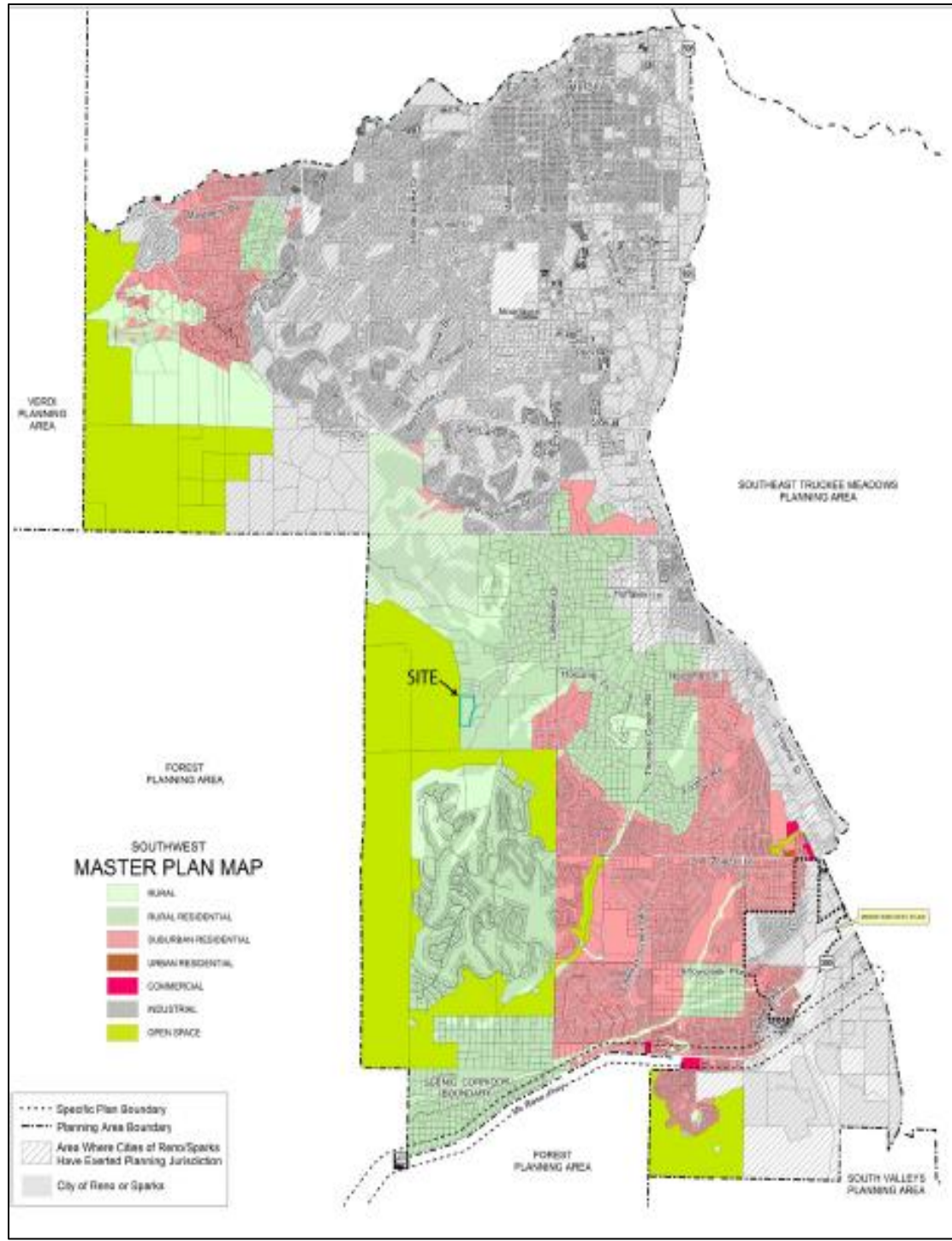
The Planning Commission may deny a regulatory zone amendment or it may recommend approval or modification of an amendment to the Board of County Commissioners. Upon an affirmative recommendation by the Planning Commission, the Board of County Commissioners is required to hold a public hearing which must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



Vicinity Map



Existing and Proposed Regulatory Zone Maps



Southwest Truckee Planning Area Master Plan Map

Current Conditions

The site is located southwest of the intersection of Schellbourne Drive and Brunswick Mill Road. It is currently accessed via Schellbourne Drive. The project area includes one parcel, APN 041-140-20, and consists of 22.34 acres.

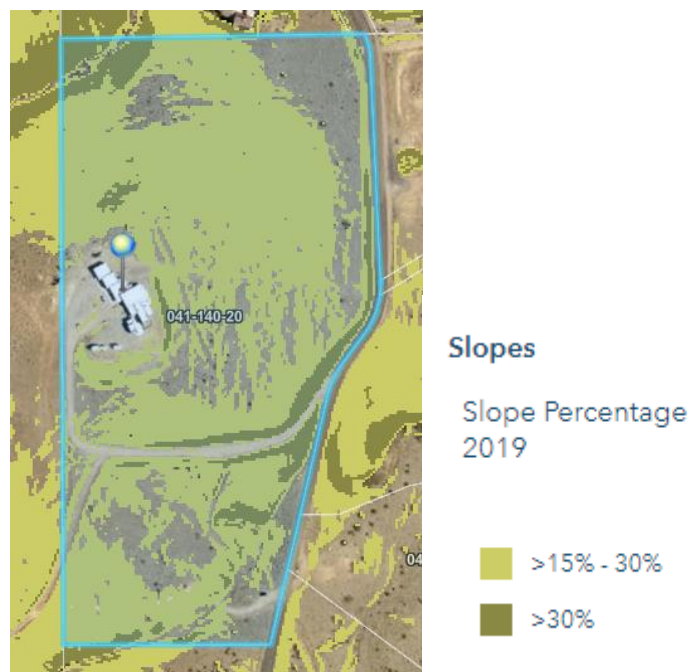
The request is to change a portion of the parcel’s regulatory zone (86%) from General Rural (GR) to Medium Density Rural (MDR). The remaining portion of the parcel (14%) is currently MDR.

The subject parcel and surrounding parcels have a master plan category of Rural Residential (RR). The proposed regulatory zone of Medium Density Rural (MDR) is allowed within the RR master plan category. The parcel is located within the Southwest Truckee Meadows Area Plan and Lakeside/Holcomb Suburban Character Management Area (SCMA).

The surrounding parcels to the north, east and south are predominantly MDR, with a smaller portion of GR on two adjacent parcels. A large, 466-acre parcel adjoining to the west is “Arrowcreek” Open Space (OS).

The parcels to the south and east are undeveloped, with the exception of one new single-family dwelling on an adjacent parcel to the northeast, and range between 5 and 20 acres. To the north is the Forest Hills subdivision; parcels are generally 3 acres in size.

The parcel has an existing 4,300+/- sf single family dwelling with the remaining portion of the site undeveloped and covered with native vegetation. The parcel has slopes ranging between 15% and 30% on a majority of the site, similar to the adjoining subdivision to the north and parcels to the east. The GR regulatory zone roughly corresponds to areas with slopes greater than 15%. A public access dirt road easement (unpaved road) to County open space bisects the center of the parcel.



The minimum lot size for MDR in the Lakeside/Holcomb Suburban Character Management Area is 5 acres and GR is 40 acres. The density allowed in these regulatory zones is outlined below

per Washoe County Code (WCC) table 110.406.05.1. Therefore, the maximum dwelling units per acre is outlined below:

Regulatory Zone	Density Standard	Subject Parcel Maximum Density Potential (22.34 acres)
Medium Density Rural	.2 du / acre	4 dwelling units
General Rural	0.025 dwelling units / acre	1 dwelling unit

Change of Conditions

The Southwest Truckee Meadows Area Plan was last updated on September 9, 2010 and the Washoe County Land Use and Transportation Element (LUTE) was last updated on September 27, 2011. The applicant states that there has been rapid growth near Reno geared toward high density single family and apartment residences, but there is little available low density, single family large lot parcels. The applicant has indicated the intent to divide the project area into three (3) parcels, instead of the maximum of four (4) parcels allowed under the MDR zone for the subject site. A conceptual development plan was submitted as part of the application, indicating approximately one 5-acre parcel to the north, one 5-acre parcel to the south and the existing residence in the middle on 12.4-acres.

Consistency with Master Plan and Regulatory Zone

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

Housing Element- Volume One of the Washoe County Mater Plan

Goal Seven: Promote Homeownership opportunities.

Policy 7.4: Promote home ownership as a community asset.

Staff Comment: The proposed regulatory zone amendment will allow housing and increase the availability of housing, which will make home ownership possible for more people.

Southwest Truckee Meadows Area Plan- Volume Two of the Washoe County Master Plan

Goal One: The pattern of land uses and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.

SW.1.2 **Policy Growth Level:** In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.

Staff Comment: The MDR regulatory zone would allow for a maximum of 3 additional parcels and would be a minimal intensification of growth. The proposed amendment was reviewed by various departments and agencies and no adverse comments were received.

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Medium Density Rural (MDR – One unit per 5 acres).**
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. Low Density Suburban (LDS – One unit per 1 acre).
- h. High Density Rural (HDR – One unit per 2.5 acres).

Staff Comment: The proposed regulatory zone amendment to Medium Density Rural (MDR) is allowed in the Lakeside/Holcomb Suburban Character Management Area where the parcels are located.

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

Policies

- SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.
 - b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
 - c. The amendment will not conflict with the public's health, safety or welfare.

Staff Comment: The SWTM Area Plan Vision and Character Statement states that the plan should provide a range of housing opportunities, including medium density rural.

Desired Pattern of Growth

The Southwest Truckee Meadows Area Plan encourages a range of housing opportunities, and the proposed density of MDR is consistent with the surrounding community.

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 Adjacent Regulatory Zone	Compatibility Rating
Medium Density Rural (MDR)	Medium Density Rural (MDR)	High
	General Rural (GR)	Medium
	Open Space (OS)	High

High Compatibility: Little or no screening or buffering necessary.

Medium Compatibility: Some screening and buffering necessary.

Low Compatibility: Significant screening and buffering necessary.

Availability of Facilities

The parcel has existing access southwest of the intersection at Schellbourne St. and Brunswick Mill Rd. by way of a privately maintained paved extension of Schellbourne St. at the north corner of the project site.

The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, future division of the subject parcels will rely on individual domestic wells as their source of domestic water supply and individual septic tanks for sewage.

The Washoe County School District received a notice of the application and provided no comments or concerns with the amendment. The proposed amendment is expected to have a minimal impact on school enrollments.

The proposed regulatory zone amendment was provided to the Truckee Meadows Fire Protection District, who had no comment on this application.

Development Suitability within the Southwest Truckee Meadows Area Plan

The Development Suitability Map within the Southwest Truckee Meadows Area Plan that is part of the Master Plan shows the site is constrained, with the majority of the parcel containing 15% to 30% slopes, and a smaller area on the parcel containing 30% or greater slopes. The parcels are not within any flood zone, critical or sensitive stream zone, or high-risk fire hazard zone.

Neighborhood Meeting

A neighborhood meeting was held on July 18, 2022 at the “Old Schoolhouse at Bartley Ranch” with ten (10) people in attendance. Primary concerns were in regard to number of farm animals, water demand for landscaping and proximity to adjacent wells and septic. Mr. York, property owner, stated an intent to require deed restrictions for future division of parcels in response to the concerns. In addition, Washoe County Health District stated in their comments “*The application as submitted meets the WCHD requirements for parcels on individual onsite sewage disposal systems and domestic wells.*”

An additional neighborhood meeting was held on September 12, 2022 at 800 Schellbourne Street due to an error in the original noticing requirements. Four people were in attendance; primary concerns raised were in regard to continued public access to County open space land and prohibition of wind turbines. There is an existing public access easement that bisects the subject parcel which would not be impacted by this regulatory zone amendment. Mr. York reiterated the intent to deed restrict the division of future parcels from constructing ‘wind turbines’. Meeting summaries are included as Exhibit D.

Public Notice

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

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records. Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.821.20 of the Washoe County Development Code.

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

Noticing for this proposal: 40 property owners within 2,000 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. The Noticing Map is included as Exhibit E.

Agency Comments

The following agencies/individuals received a copy of the project application for review and evaluation.

Agencies	Sent to Review	Responded	Provided Conditions
NDOw (Wildlife)	X		
Washoe County Building & Safety	X		
Washoe County Engineering & Capital Projects	X	X	
Washoe County Land Development (All Apps)	X		
Washoe County Planning & Building Director	X		
Washoe County Sewer	X		
Washoe County Surveyor (PMs Only)	X		
Washoe County Water Resource Planning	X		
Washoe County Water Rights Manager (All)	X	X	
WCHD Air Quality	X		
WCHD Environmental Health	X	X	
TMFPD	X	X	
Regional Transportation Commission (All Apps)	X		
Washoe-Storey Conservation District (All Apps)	X	X	
AT&T	X	X	
Truckee Meadows Water Authority	X		
Utilities, Inc.	X		

Staff Comment on Required Findings

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

Staff Comment: The staff report provides a discussion on applicable goals and policies of the Southwest Truckee Meadows Area 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.

Staff Comment: The regulatory zone amendment is compatible with the existing adjacent lot sizes and uses and will not conflict with the public’s health, safety or welfare.

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

Staff Comment: As identified on page 11 of this staff report, the proposed amendment will have a medium to high compatibility rating with all surrounding uses. The proposed amendment would allow the parcel to be divided into a maximum of four (4) parcels, which

will provide more low-density housing in the area and conforms to all applicable policies of the Southwest Truckee Meadows Area Plan and the Washoe County Master Plan as described earlier in this report. The proposed amendment will not conflict with the public's health, safety or welfare.

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

Staff Comment: The proposed regulatory zone amendment would allow the parcel to be divided into a maximum of four (4) parcels, which is anticipated to have minimal to no impacts on local services. There are existing public services such as schools, police and fire protection, transportation, recreation and parks available to the Southwest Truckee Meadows Planning Area. Water and sewer service will be provided by individual wells and septic tanks on each parcel. Washoe County Engineering and Washoe County Water Resources have reviewed the application and provided no objections or concerns.

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

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

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

Staff Comment: The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County by increasing housing units in a manner that is consistent with adjacent residential housing and as detailed in this staff report.

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

Staff Comment: There are no military installations within the required noticing area.

Recommendation

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

Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0009, having made all of the following findings in accordance with Washoe County Code Section 110.821.15(d) and having made the findings in accordance with the Southwest Truckee Meadows Area Plan. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0009, 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

Findings for the Southwest Truckee Meadows Area Plan:

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

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: John Krmpotic, KLS Planning, johnk@klsdesigngroup.com

Property Owner: Ray and Elaine York, york@gbdev.com

800 RZA

Application to Washoe County for a:
Regulatory Zone Amendment

Prepared by:



John F. Krmpotic, AICP
KLS Planning & Design
1 East 1st Street, Suite 1400
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Prepared for:

Ray and Elaine York
800 Schellbourne St
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October 10, 2022

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Application Materials

- WC Development Application
- Property Owner Affidavit
- Regulatory Zone Amendment Application Checklist
- Regulatory Zone Amendment – Supplemental Information
- WC Fee Sheet
- WC Treasurer – Tax Payment Records

Project Request

This application contains a request for a **Regulatory Zone Amendment** to change a portion of parcel zoning (86%) from General Rural (GR) to Medium Density Rural (MDR). The other 14% is currently MDR zoning.

The site is part of the Southwest Truckee Meadows Area Plan and Lakeside/Holcomb SCMA. The requests are initiated by the changes in the immediate area where adjacent parcels are developing large lot residential homes.

Project Location

The site is located southwest of the intersection of Schellbourne Drive and Brunswick Mill Road. It is currently accessed via Schellbourne Drive. The site includes one parcel, APN 041-140-20, and consists of 22.4 acres as shown in Figure 1 (below).

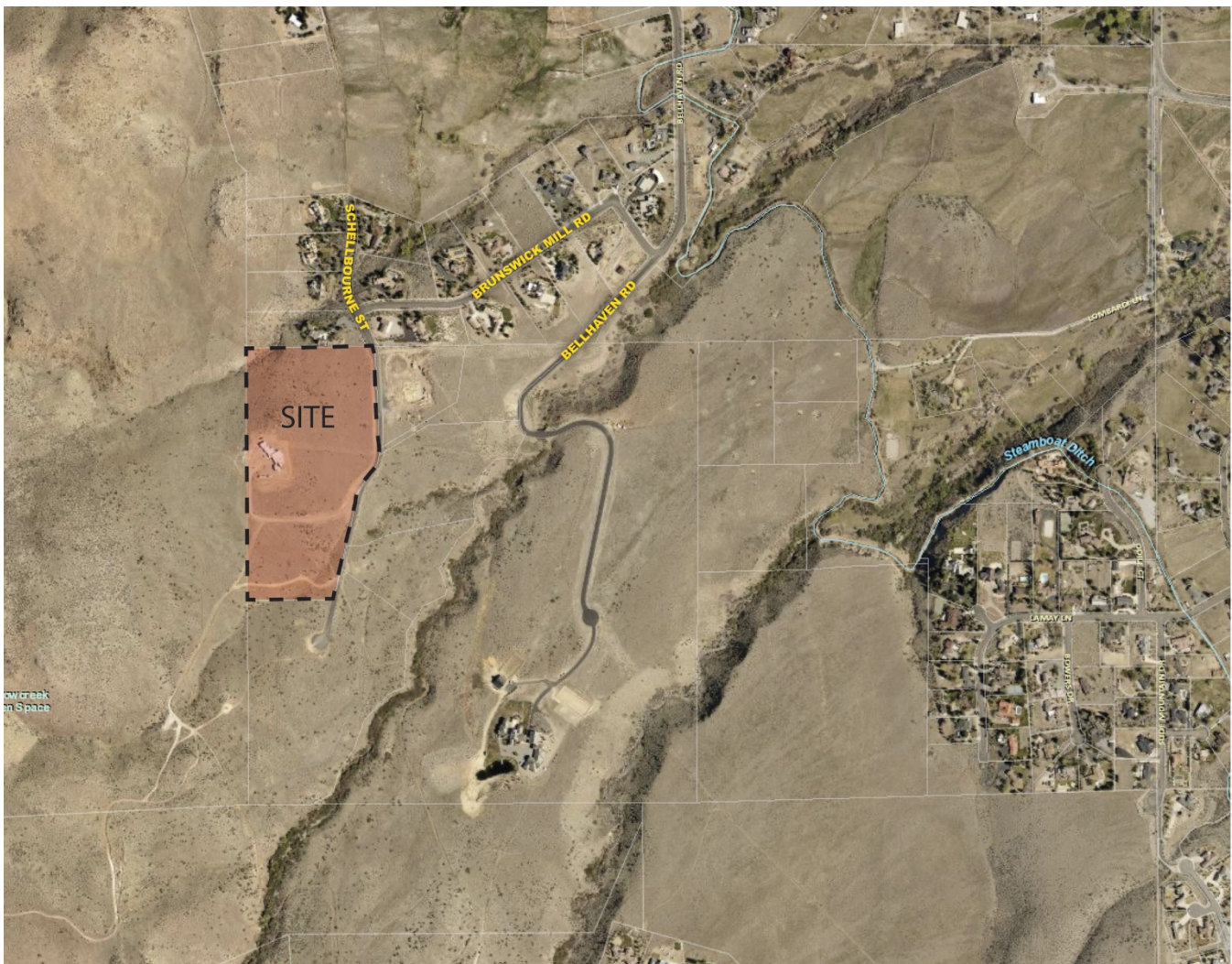


Figure 1 – Vicinity Map

Land Use Compatibility

The site is surrounded by conditions that contain residential land uses touching three sides of the site. Residential is adjacent on the north and east with GR/MDR zoning and RR land use, and open space is adjacent to the west with OS zoning and OS land use. This request is to change the site zoning to allow for the 1 dwelling per 5 acres for a portion of the site to the entirety, in alignment with its surroundings. See Figures 2-4 below.

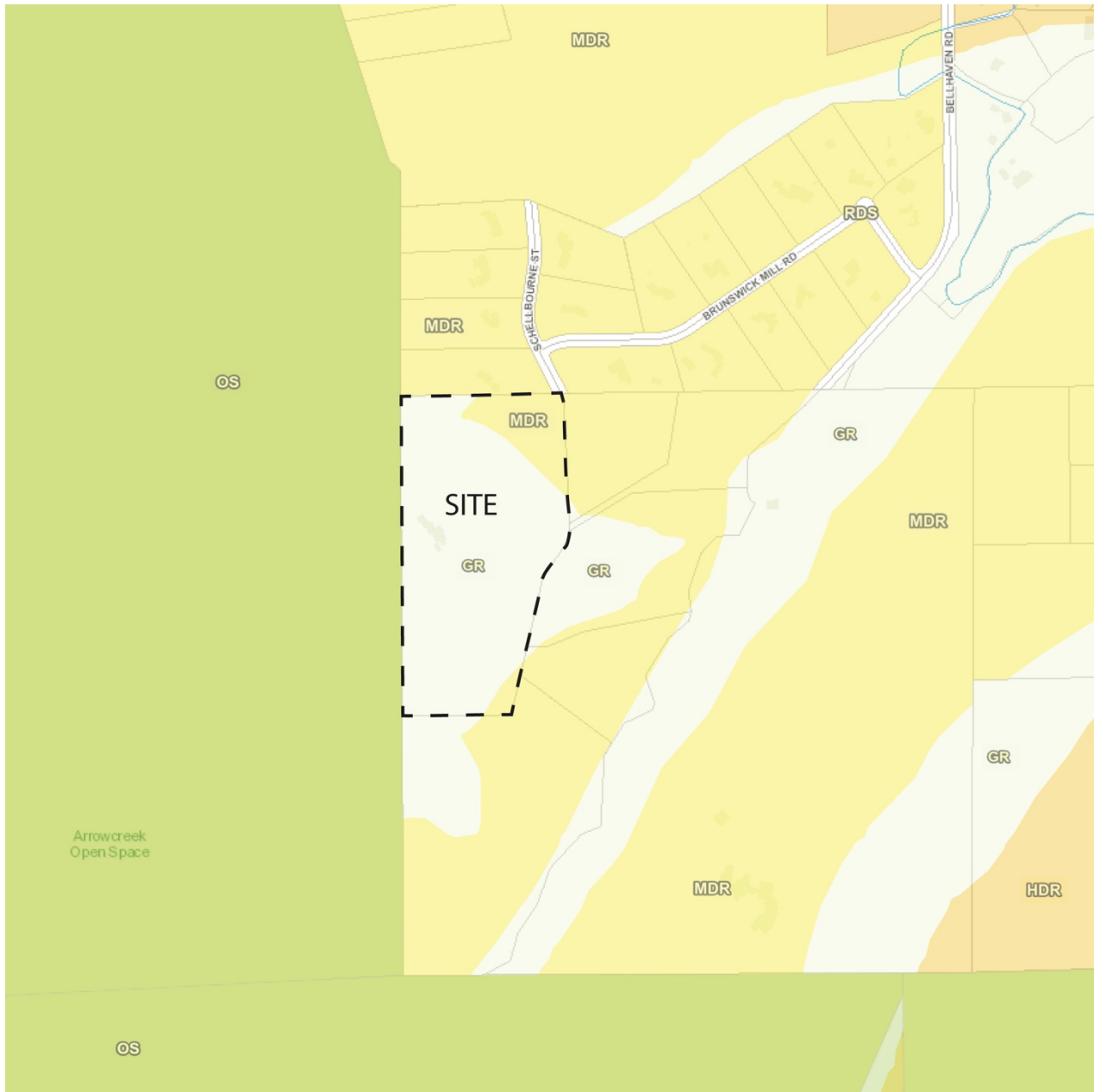


Figure 2 – Existing Zoning

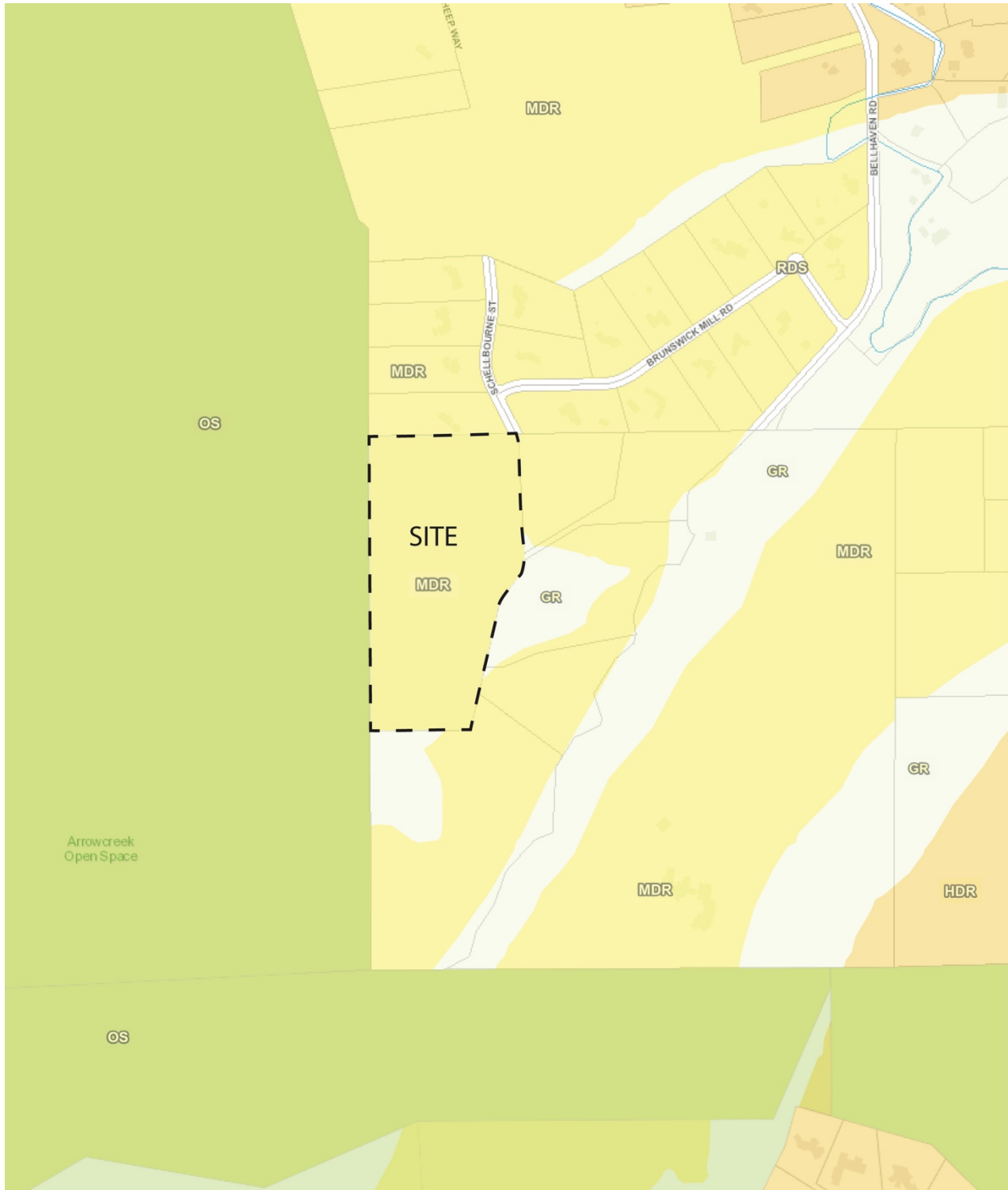


Figure 3 – Proposed Zoning

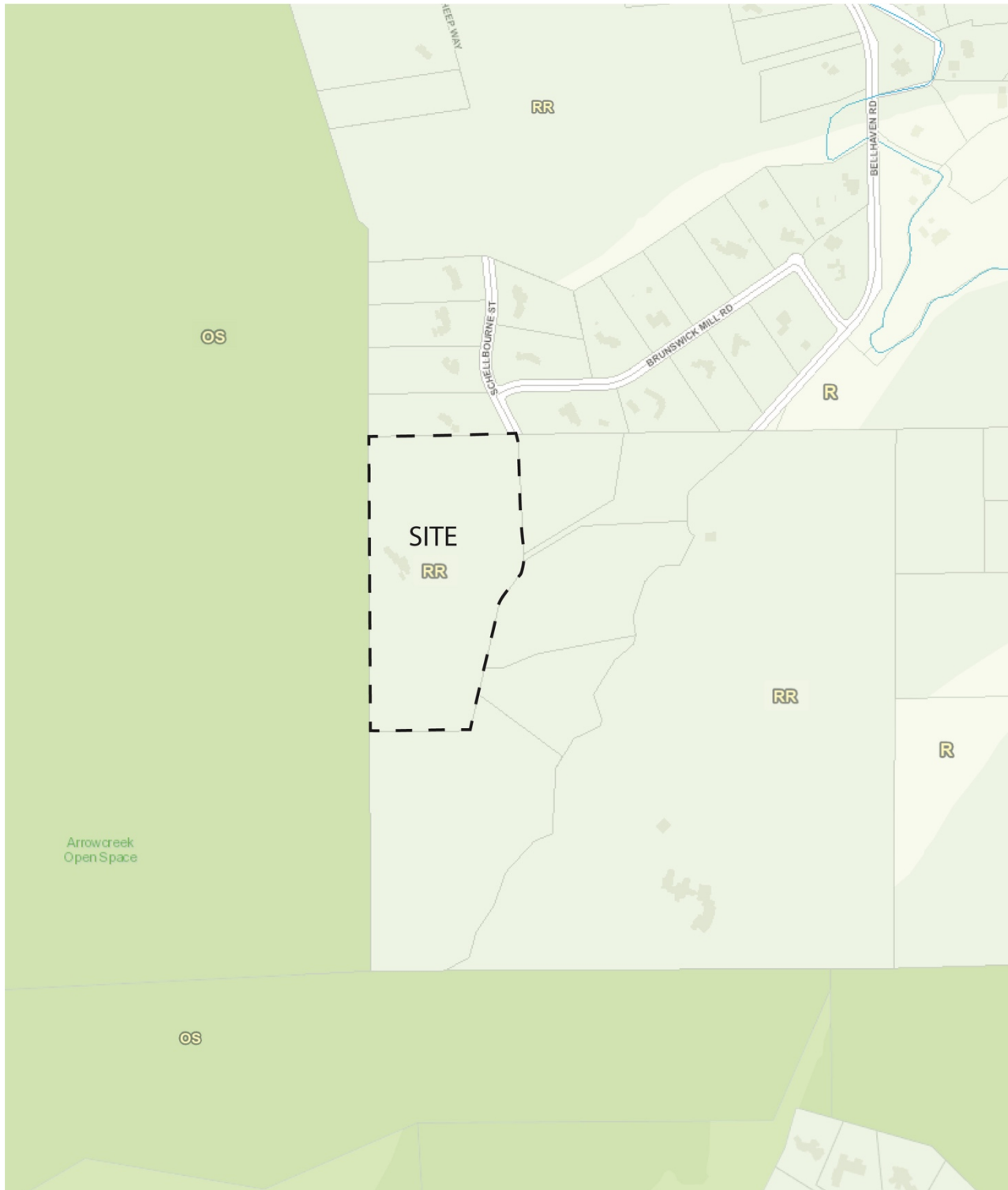


Figure 4 – Master Plan Land Use

Rationale for Requested Land Use Change

The following points are to identify the key issues to be addressed with staff and public review to approve this request:

- **Owner/Applicant Statement** - There is rapid growth for Reno with numerous new apartment complexes and new single-home subdivisions being developed in many places in and near Reno. On the contrary, developers are not creating many new 5-acre parcels and especially close to downtown Reno. Homeowners in this area are generally happy to be living here in a reasonably low-density environment and they are automatically resistant to any new homes being built whether they are built on existing parcels or newly developed parcels. It is human nature and common for each of you who got to this area to try to stop anyone else from getting here. This will split 22.4 acres into 3 total parcels, isn't that better than 4 which is just as possible?
- **Land Use Compatibility** - There are thousands of acres in the immediate area that include the same zoning with 5-acre lot sizes. This proposed zoning is highly compatible with those surroundings. This is typical and appropriate for the predominant zoning in the area.
- **Master Plan Allows for the proposed zoning** - This site is in the SW Truckee Meadows Area Plan (WC master plan) that shows a huge surrounding area, all designated as Rural Residential (RR) land use. RR allows for the proposed MDR zoning.
- **The Conceptual Development Plan** (future parcel map) in Figure 5 shows the approximate lot lines, access and building envelopes that are planned for the property. The applicant is specific in his request for only 3 lots of approximately one 5-acre parcel to the north, one 5-acre parcel to the south and his personal residence in the middle that will be on 12.4 acres.

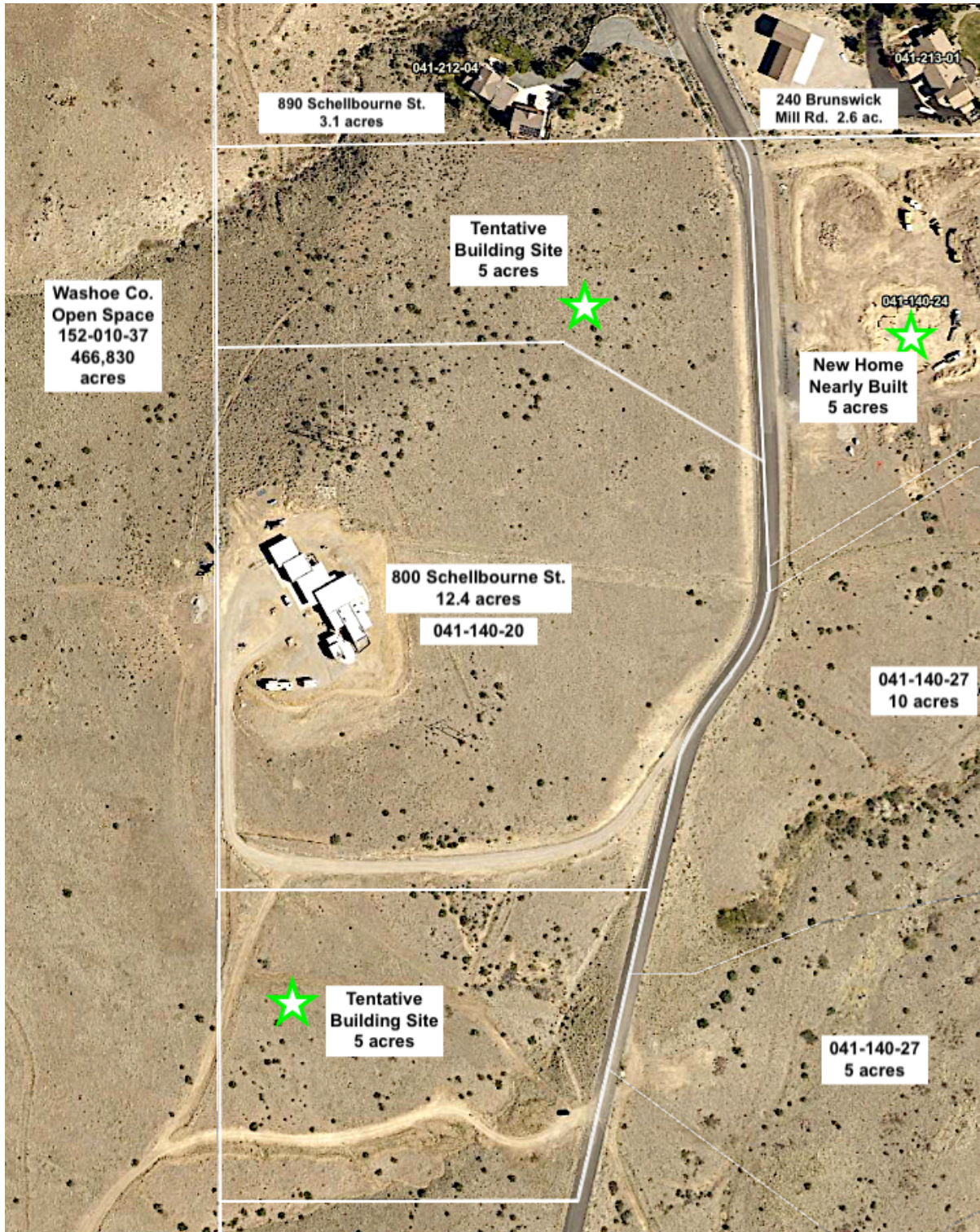


Figure 5- Future Parcel Map

Regulatory Zone Amendment Findings

Findings. To make a recommendation for approval, all of the following findings must be made by the Commission:

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

The proposed amendment is in substantial compliance with all policies and action programs of the Master Plan as discussed in the attached supplemental information document.

(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 highest-level measure of compatibility for this request is the exact proposed use adjacent to three sides of the site. This will allow for low-density residential that is already present in the vicinity.

(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 allows for lots sizes that are more typical with the area although a planned gross density of roughly 1 per 7.5 acres is lower than the surrounding. This will allow building of two additional units but still in the limited, large-lot, low-density nature of the neighborhood and surrounding.

(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.

All facilities must be established to accommodate a project that would result from the proposed master plan change. In review of the Southwest Truckee Meadows Area Plan and the Public Facilities Map, there is existing fire, parks, and library services in the area. The site will not connect to community services that include sewer or water, as wells and septic tanks provide the service in this area. .

(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.

We view this change as a response to changes in the area and a growing need for large-lot residential within the Reno area. This should be viewed as positive and not adverse effects.

(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 fact that such a pattern of growth is already accepted and established in other areas of Washoe County would support that this is a responsible and desired pattern of growth.

(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.

The proposed amendment will not affect the location, purpose and mission of the military installation.

Southwest Truckee Meadows Area Plan Analysis

The site is part of the Southwest Truckee Meadows Area Plan and Lakeside/Holcomb SCMA (see Figure 6). Below are applicable policies from the Southwest Truckee Meadows Area Plan that are followed and supported by the proposed project.

SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. **Medium Density Rural (MDR – One unit per 5 acres).**
- d. Public/Semi-public Facilities (PSP).
- e. Parks and Recreation (PR).
- f. Open Space (OS).
- g. SW.1.7 Low Density Suburban (LDS – One unit per 1 acre).
- h. High Density Rural (HDR – One unit per 2.5 acres).

The proposed zoning is consistent with the MDR designation as shown above and allowed in the Lakeside Holcomb Character Management Area

SW.2.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:

- a. Minimize disruption to natural topography.
- b. Utilize natural contours and slopes.
- c. Complement the natural characteristics of the landscape.
- d. Preserve existing vegetation and ground coverage to minimize erosion.
- e. Minimize cuts and fills.

All five of the above noted criteria are conceptually addressed and satisfied in the proposed land plan in this application. While not germane the RZA being requested, the intended plan is significant to the SWTM Area Plan Policies.

SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and

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

The applicant team has demonstrated how the project upholds this policy and shows compatibility to adjacent land uses through the outreach effort with the community and specifically two neighborhood meetings hosted by the applicant.

SW. 2.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.

The applicant team has demonstrated how the project upholds this policy and shows minimal impact on infrastructure, habitat, and open vistas. It is neutral to the conservation of recharge areas.

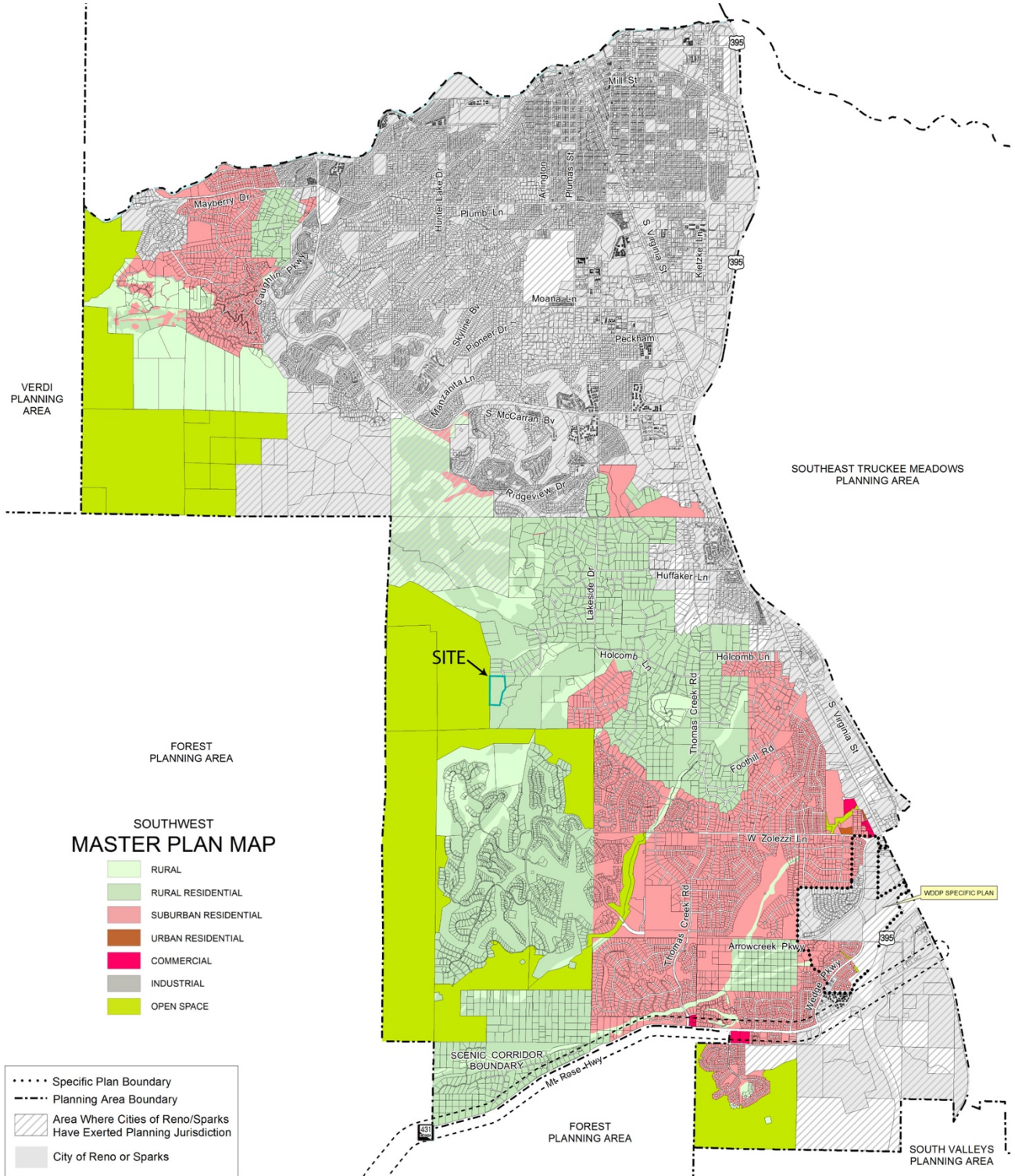


Figure 6 – Southwest Truckee Planning Area Master Plan

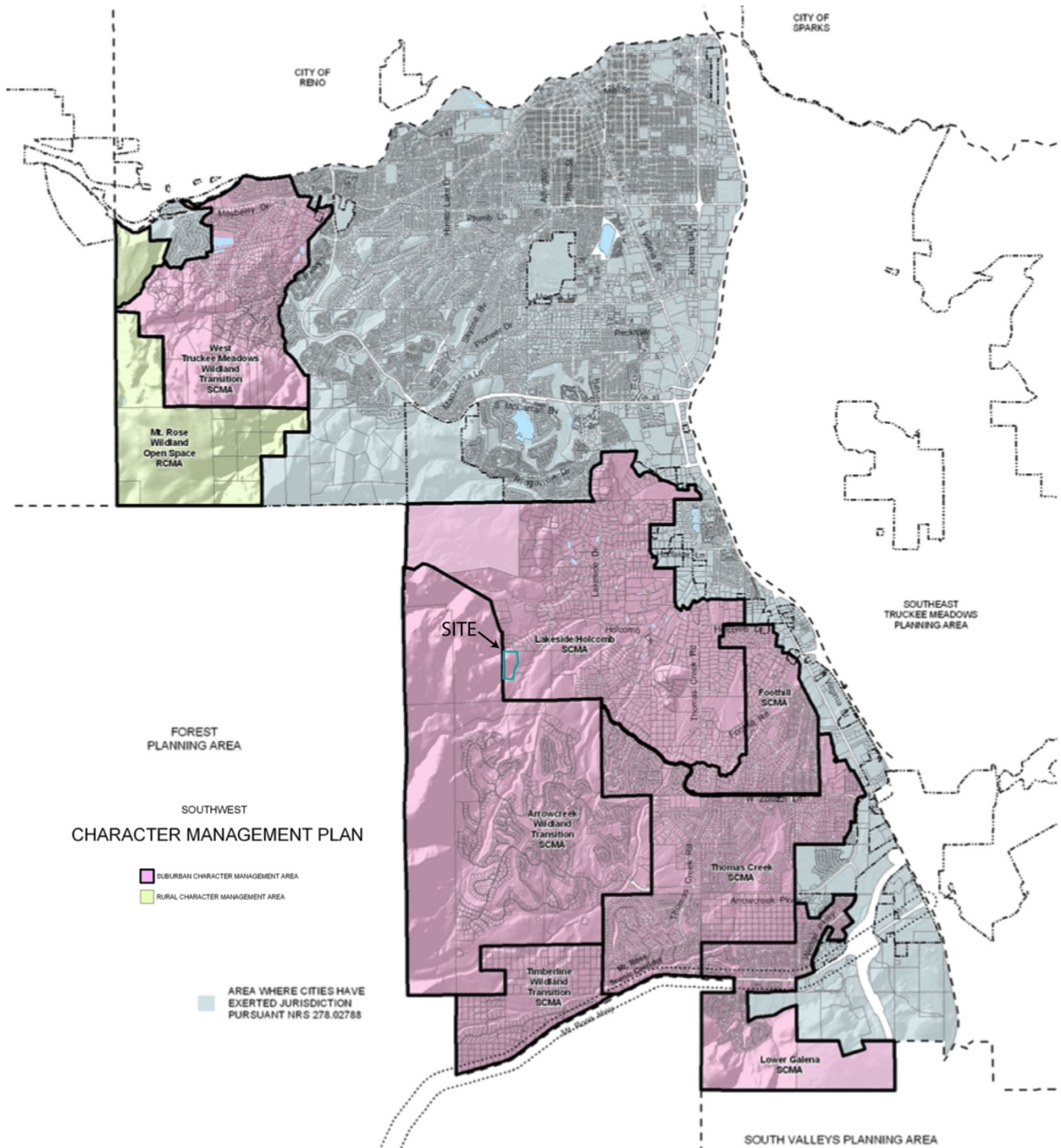


Figure 7 – Southwest Truckee Planning Area Character Management Plan

Appendix

Application Materials

WC Development Application

Property Owner Affidavit

Regulatory Zone Amendment Application Checklist

Regulatory Zone Amendment – Supplemental Information

WC Fee Sheet

WC Treasurer – Tax Payment Records

Washoe County Development Application

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

Project Information		Staff Assigned Case No.: _____	
Project Name:			
Project Description:			
Project Address:			
Project Area (acres or square feet):			
Project Location (with point of reference to major cross streets AND area locator):			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
Indicate any previous Washoe County approvals associated with this application: Case No.(s).			
Applicant Information (attach additional sheets if necessary)			
Property Owner:		Professional Consultant:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
Applicant/Developer:		Other Persons to be Contacted:	
Name:		Name:	
Address:		Address:	
Zip:		Zip:	
Phone: Fax:		Phone: Fax:	
Email:		Email:	
Cell: Other:		Cell: Other:	
Contact Person:		Contact Person:	
For Office Use Only			
Date Received: Initial:		Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

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)?

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

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

	Zoning	Use (residential, vacant, commercial, etc.)
North		
South		
East		
West		

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

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.

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 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 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 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.

--

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

- a. System Type:

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

--

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

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

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

a. Fire Station	
b. Health Care Facility	
c. Elementary School	
d. Middle School	
e. High School	
f. Parks	
g. Library	
h. Citifare Bus Stop	

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 12th grade by 325 students or more?

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

Regulatory Zone Amendment Findings

Please attach written statements that addresses how the required findings for a Regulatory Zone Amendment and any goals and policies of the affected Area Plan, are being address by this proposal. Below are the required finds as listed in the Washoe County Development Code, Article 821. The individual Area Plans are available on the Washoe County web page, under Planning.

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



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA22-0009 WHICH AMENDS THE SOUTHWEST TRUCKEE MEADOWS AREA PLAN REGULATORY ZONE MAP TO CHANGE 19.2 ACRES OF GENERAL RURAL (GR) TO MEDIUM DENSITY RURAL (MDR) ON A 22.34 ACRE PARCEL (APN 041-140-20)

Resolution Number 23-01

Whereas Regulatory Zone Amendment Case Number WRZA22-0009, came before the Washoe County Planning Commission for a duly noticed public hearing on January 3, 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, Section 110.821.15(d), as follows:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan;
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare;
3. Response to Change Conditions; more desirable use. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land;
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment;
5. No Adverse Effects. The proposed amendment will not adversely effect the implementation of the policies and action programs of the Washoe County Master Plan,

6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and
7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of a military installation.

Whereas, the Washoe County Planning Commission has made the necessary findings for the Southwest Truckee Meadows Area Plan, as follows:

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

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA22-0009 and the amended Southwest Truckee Meadows Area Plan Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on January 3, 20233.

WASHOE COUNTY PLANNING COMMISSION

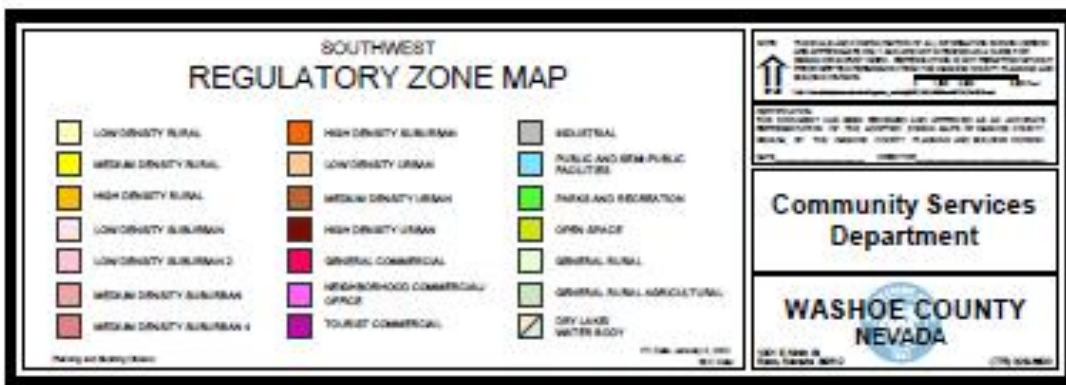
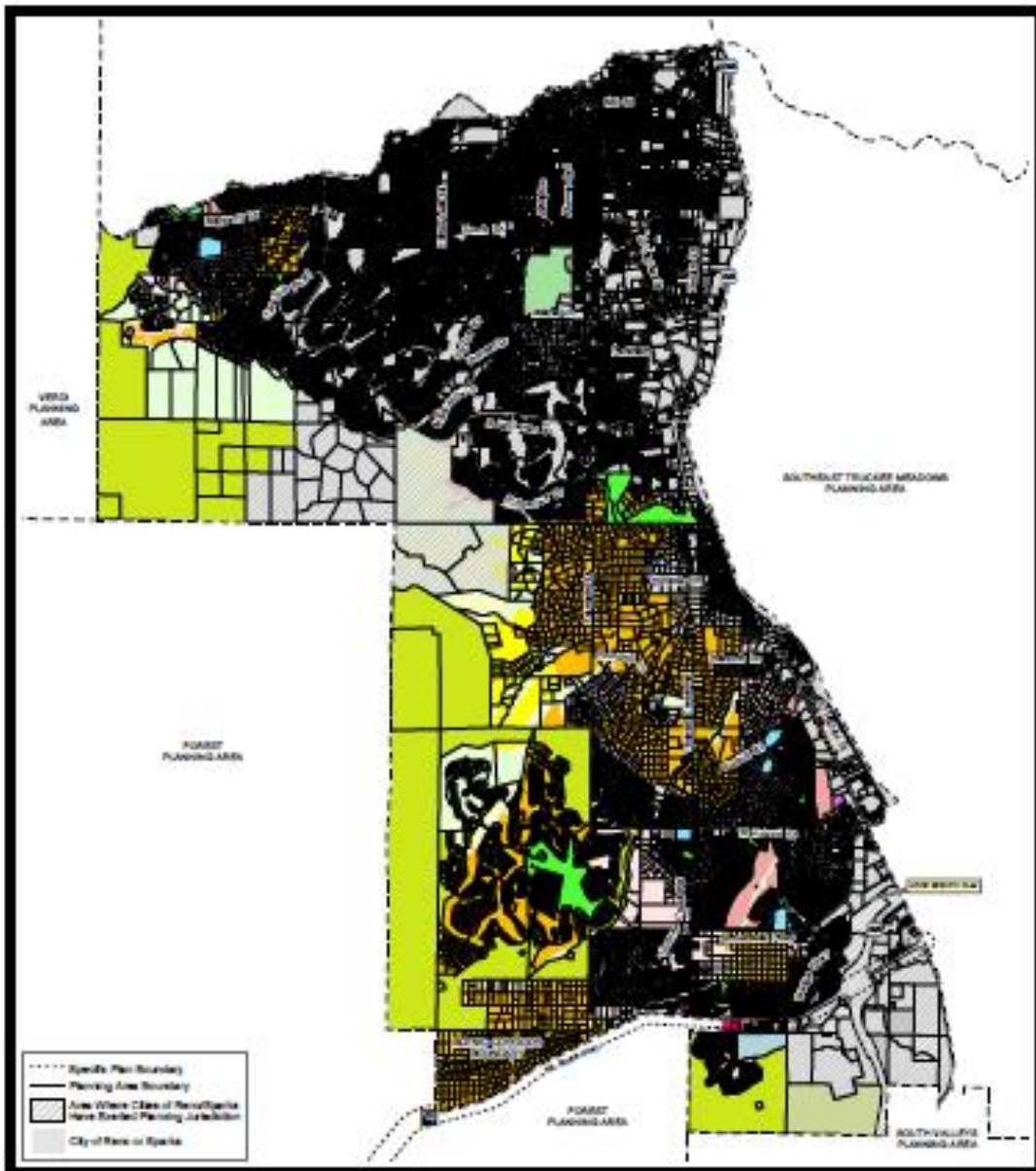
ATTEST:

Trevor Lloyd, Secretary

Francine Donshick, Chair

Attachment: Exhibit A – Southwest Truckee Meadows Area Plan Regulatory Zone Map

Exhibit A, WRZA22-0009



Southwest Truckee Meadows Area Plan Regulatory Zone Map

Weiche, Courtney

From: GORDON, BRYSON <BG1853@att.com>
Sent: Monday, October 17, 2022 11:08 AM
To: Weiche, Courtney
Cc: COOPER, CLIFFORD E
Subject: WRZA22-0009 (800 RZA)

Categories: 800 RZA

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

Hello,
AT&T has no adverse comments or concerns regarding this Zone Amendment.

Regulator Zone Amendment Case Number WRZA22-0009 (800 RZA)

Thank you,

Bryson Gordon
MGR OSP PLNG & ENGRG DESIGN
AT&T NEVADA ROW
Office: 775-683-5223
Cell: 775-343-6655
E-mail: bg1853@att.com

Date: October 27, 2022

To: Courtney Weiche, Senior Planner

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

Re: Regulatory Zone Amendment WRZA22-0009 800 RZA
APN: 041-140-20

The Engineering and Capital Projects Division recommends approval with no additional conditions of approval.

October 26, 2022

TO: Courtney Weiche, Senior Planner, CSD, Planning & Development Division

FROM: Timber Weiss, Licensed Engineer, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA22-0009 (800 RZA)

Project description:

The applicant is proposing to approve a regulatory zone amendment to change the General Rural portion of the parcel to Medium Density Rural and if approved, authorize the chair to sign a resolution to this effect.

The property is located at 800 Schellbourne St.
Assessor's Parcel Number(s): 041-140-20

The Community Services Department (CSD) recommends approval of this project with the following Water Rights conditions:

Recommend approval of this amendment, with the following comment. The applicant shall acquire and relinquish water rights in good standing prior to the granting of any parcel map filed as a result of this regulatory zone amendment.

Please provide a copy of project approval from TMWA to tweiss@washoecounty.gov.

Weiche, Courtney

From: Lemon, Brittany
Sent: Monday, October 24, 2022 12:09 PM
To: Weiche, Courtney
Subject: WRZA22-0009 (800 RZA) Conditions of Approval

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: 800 RZA

Hi Courtney,

TMFPD has no specific comments or special Conditions of Approval on this request.

“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



"Committed to excellence, service, and the protection of life and property in our community"

**WASHOE COUNTY
HEALTH DISTRICT**
ENHANCING QUALITY OF LIFE

October 26, 2022

Washoe County Community Services
Planning and Development Division

RE: 800 RZA; 041-140-20
Regulatory Zone Amendment Case; WRZA22-0009

Dear Washoe County Staff:

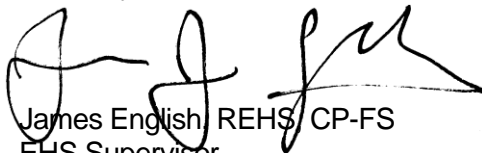
The following conditions are requirements of the Washoe County Health District, Environmental Health Division, which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The application as submitted meets the WCHD requirements for parcels on individual onsite sewage disposal systems and domestic wells.
- b) Condition #2: Final parcel layout will have to ensure the developed parcel has the appropriate setbacks for all proposed parcel lines.
- c) Condition #3: The WCHD does not oppose the application as submitted.

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



Washoe-Storey Conservation District

Bret Tyler Chairmen
Jim Shaffer Treasurer
Cathy Canfield Storey app
Jean Herman Washoe app

1365 Corporate Blvd.
Reno NV 89502
775 857-8500 ext. 131
nevadaconservation.com

October 26, 2022

Washoe County Community Services Department

C/O Courtney Weiche, Senior Planner

1001 E Ninth Street, Bldg. A

Reno, NV 89512

R: WRZA22-0009 800 RZA

Dear Courtney,

In reviewing the regulatory zone amendment to change the General Rural to Medium Density Rural, the Conservation District has no comments.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources and if there are any questions call us at (775) 750-8272.

Sincerely,

Jim Shaffer

Notice of Neighborhood Meeting

Dear Property Owner:

You are invited to attend a neighborhood meeting to discuss Project 800RZA, a proposed development project in your area. This is your opportunity to review the proposed project, ask questions and provide feedback prior to submittal of a formal development application.

Neighborhood Meeting Information:

6:00 p.m., MONDAY, September 12, 2022

at 800 Schellbourne Street, Reno, NV 89511

For Project Description details please visit: MarilynYork.com/instructions/a

This project is located at 800 Schellbourne Street, Reno NV 89511 parcel number 041-140-20. This proposed project is Rezoning some GR to MDR. This meeting will be audio recorded.

If you have questions about the meeting or would like to discuss the proposed development project, please contact: Ray York (owner) york@gbdev.com Cell 775-848-4880; or John Krmpotic (land use planner) johnk@klsdesigngroup.com Cell 775-857-7710.

This is not a public hearing, and public officials will not be present. If you have questions regarding meeting requirements, please contact the Washoe County Planning Division: Planning@washoecounty.gov or 775-328-6100. You may also contact the Washoe County Staff Planner for the project: Chris Bronczyk 775.328.3612 cbronczyk@washoecounty.gov

To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

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To review information about neighborhood meetings, please visit: <https://neighborhood-washoe.hub.arcgis.com/>

Project Name: 800 RZA (800 Schellbourne Street)

Neighborhood Meeting
SUMMARY

Meeting Location: Bartley Ranch Park, Old School House

Meeting Date: 7/18/2022

Virtual Meeting Option Provided: YES NO

Hosted By (Name): _____ (Company): _____

Contact (Email): _____ (Phone): _____

.....
Public Concerns:

- 1. Farm animals
- 2. New well and septic system proximity to home at APN 041-212-04
- 3. Landscaping
- 4. _____
- 5. _____

Changes Made to Proposal (if applicable):

- 1. None
- 2. _____
- 3. _____
- 4. _____
- 5. _____

Any Additional Comments:

Promises were made to neighbors in attendance by applicant, Ray W. York, that
deed restrictions will limit farm animals and heavy water using landscaping of front
yards of all project homes.

Project Name: 800 RZA (800 Schellbourne Street)

Neighborhood Meeting
SUMMARY

Meeting Location: 800 Schellbourne Street, Reno NV 89511

Meeting Date: 9/12/2022

Virtual Meeting Option Provided: YES NO

Hosted By (Name): _____ (Company): _____

Contact (Email): _____ (Phone): _____

.....
Public Concerns:

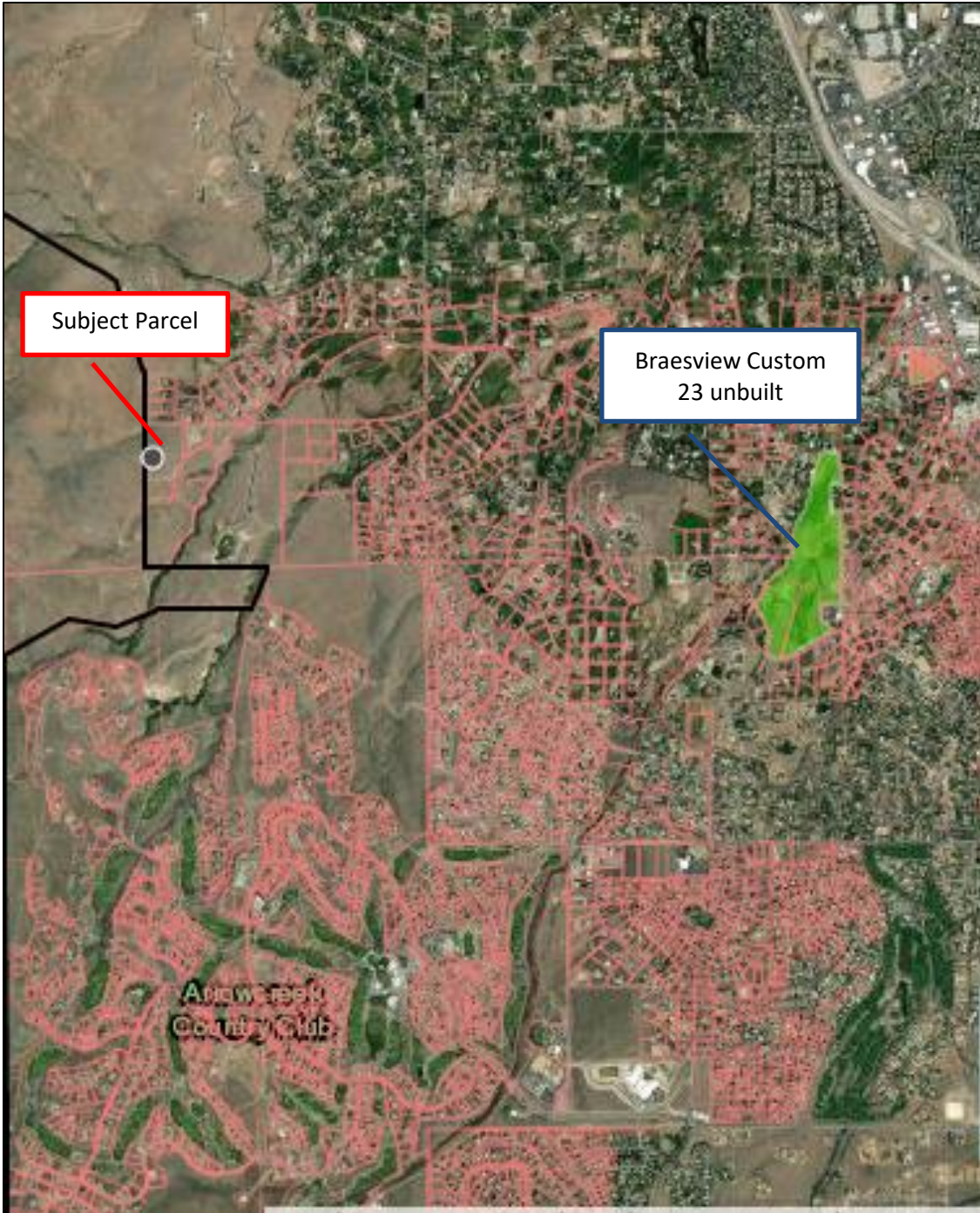
1. Continued access to the county open space and BLM land to the west.
2. Possible wind turbine installations
3. _____
4. _____
5. _____

Changes Made to Proposal (if applicable):

1. None
2. _____
3. _____
4. _____
5. _____

Any Additional Comments:

Promises were made to neighbor Bruce Baldecchi by applicant, Ray W. York, that there will always be access to the county open space and BLM land to the west and that deed restrictions will prevent wind turbine installations on all project parcels.



Approved Unbuilt Map

Exhibit D

Public Notice

Pursuant to Washoe County Development Code Section 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 2,000-foot radius of the subject property, noticing 40 separate property owners. Also, a notice setting forth the date, time and place of the public hearing was published in the Reno Gazette Journal 10 days prior to today's public hearing.



NOTICING MAP