

# Washoe County Planning Commission



**WMPPA23-0005 AND WRZA23-0007  
(3180 Makayla Way)**

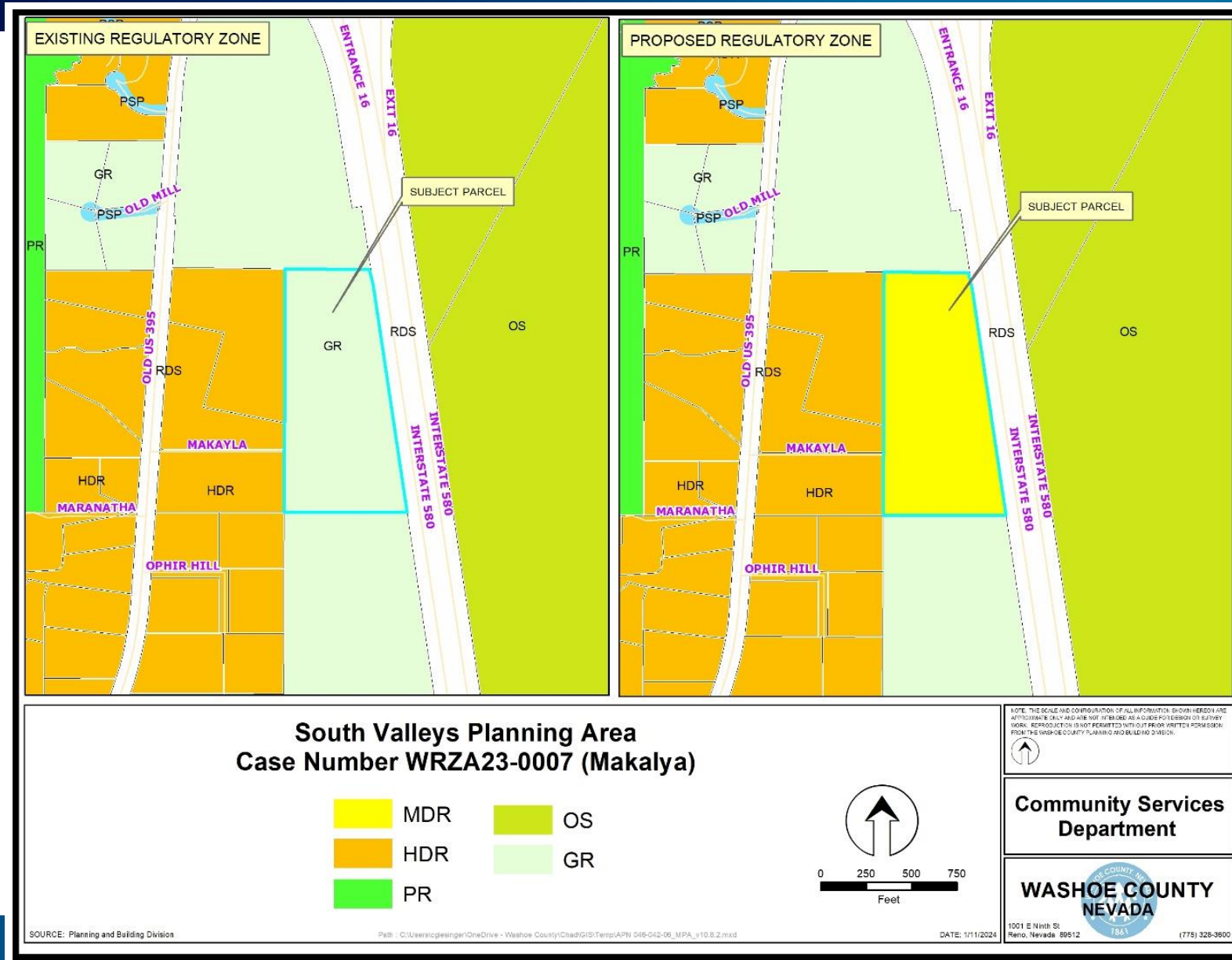
February 6, 2024

# Background & Location





# Applicant Request - RZA



## MASTER PLAN CONSISTENCY

The proposed amendment is consistent with the Envision Washoe 2040 Master Plan South Valleys Vision Statement as described in the following section.

**Table 2: Master Plan Conformance**

Vision Statement	Explanation of Conformance with Vision Statement
<p><i>“Maintain the area’s natural and cultural heritage through scenic protections like Washoe Valley”</i></p>	<p>Future development of the project area will be subject to the design standards of Washoe County Development Code (and all other applicable governing documents) assuring such scenic protections. The amendment will result in a minimal intensification of the current land use and therefore will not have a negative impact on natural resources or any scenic protections.</p>
<p><i>“Future residential and development should mirror the existing development pattern and density...”</i></p>	<p>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 Planning Area.</p>

**Table 3: Master Plan Element Conformance Priority Principles & Policies**

Master Plan Element	Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<b>Population &amp; Housing Principle 3.</b> Use a balanced set of tools to increase and maintain the diversity of housing types across all income levels and to facilitate more affordable and workforce housing.		
<b>PH3.1</b> - Allow for more flexibility in the zoning and land use regulations to enable more housing types to be built throughout the community where adequate infrastructure exists.		The proposed amendment will allow for additional low density housing stock, while maintaining the character and development patterns within the South Valleys Planning Area.
<b>Land Use Principle 1.</b> Facilitate partnerships to ensure land use decisions are based on the best available information.		
<b>LU1.1</b> - Continue to cooperate with TMRPA to ensure the County's approach to growth and development is consistent with and supportive of the regional vision.		The TMRPA received notice of the application and provided comments, included as Exhibit B, expressing no concerns with the request.

<b>LU1.2</b> - Provide a variety of opportunities to involve the community in the review of future growth and development.	In addition to County-required noticing per NRS, the applicant held the required and duly noticed neighborhood meeting to solicit feedback and comment from adjoining property owners prior to submittal of a formal application. Further, the County's Neighborhood Meeting HUB webpage ( <a href="https://neighborhood-washoe.hub.arcgis.com/">https://neighborhood-washoe.hub.arcgis.com/</a> ) allows for an additional opportunity for community engagement and feedback for the project. No comments were submitted for the subject application.
<b>LU1.3</b> - Continue to coordinate land use policies and decisions with the public health goals of the Northern Nevada Public Health (NNPH).	Northern Nevada Public Health received a notice of the application and 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.
<b>LU1.4</b> - Continue to coordinate land use policies and decisions with impacts to school enrollments, the Safe Routes to School program, and the WCSD Capital Facilities Planning.	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.

# Envision Washoe 2040 Priority Principles & Policies for the South Valleys Planning Area



Priority Principles & Policies	Explanation of Conformance with Priority Principles & Policies
<p><b>Land Use Principle 5.</b> Maintain the rural character of communities in the Rural Area.</p>	
<p><b>LU Policy 5.1</b> - Maintain large lot sizes outside of the TMSA and prohibit land use changes that would result in a parcel less than 5 acres in size</p>	<p>The minimum lot size for MDR is 4 acres. The density standard is .2du/ac (or 1 dwelling unit per 5 acres) allowing for a maximum of 3 dwelling units for the 17.65-acre project area.</p>
<p><b>LU Policy 5.2</b> - Limit growth in the Rural Area (RA) to no more than 2% of the Region's 20-year residential growth.</p>	<p>The proposed amendment will only minimally increase the density (maximum of two additional parcels), which will provide more low-density housing in the area and conforms with this requirement.</p>
<p><b>Public Facilities and Services Principle 2.</b> Provide sufficient water to meet the current and future needs of County residents.</p>	
<p><b>PFS Policy 2.1</b> Balance new water supply commitments with existing commitments at or below perennial yield to achieve a long-term sustainable water supply.</p>	<p>The subject parcel is not near any municipal, quasi-municipal or private water delivery infrastructure; therefore, future division of the subject parcel will rely on individual domestic wells as their source of domestic water supply and individual septic tanks for sewage. The Washoe County Water Rights Manager and the Nevada Division of Water Resources reviewed this application and did not have any comments or concerns.</p>

# Neighborhood Meeting



The neighborhood meeting was held on April 22, 2023, from 10:00 am to 11:00 am. The applicant indicated only one neighboring property owner(s) attended and no comment cards were submitted.

Predominant concerns surrounded around:

- ✓ Increased Traffic
- ✓ Concerns with access through Makayla Way easement



# 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.

# Regulatory Zone Amendment Findings



1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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.
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.
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.
5. The proposed amendment will not adversely affect 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.

# MPA Recommendation & Possible Motion



## **Master Plan Amendment Recommendation**

It is recommended that the Washoe County Planning Commission adopt the resolution contained as Attachment A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA23-0005. 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 WMPA23-0005 having made at least three of the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA23-0005 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

# RZA Recommendation & Possible Motion



## Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application provided commentary in approval of the project. 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.

## 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 WRZA23-0007, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA23-0007 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

# Thank you

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