



WASHOE COUNTY

Integrity Communication Service

www.washoecounty.us

STAFF REPORT

BOARD MEETING DATE: June 23, 2020

DATE: May 19, 2020

TO: Board of County Commissioners

FROM: Dan Cahalane, Planner, Planning & Building Division, Community Services Department, 775-328-3628, dcahalane@washoecounty.us,

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building, Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Appeal of the Washoe County Planning Commission's denial of Lifestyle Homes TND, LLC's Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone) to amend the Cold Springs Regulatory Zone Map of the Cold Springs Area Plan by changing the regulatory zoning of ± 47.19 acres (± 20.04 acres on APN 087-400-23, ± 15.67 acres on APN 087-400-24, ± 11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS - 7 dwelling units per acre) on 3 parcels totaling ± 124.6 acres. The remaining acreage will remain General Rural (± 77.41 acres).

It is recommended that the Board of County Commissioners review the record and take one of the following four actions:

1. Affirm the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA20-0004; or
2. Reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0004 as proposed by the applicant, Lifestyle Homes TND, LLC, and as evaluated by staff in the Planning Commission staff report.
3. Reverse the decision of the Planning Commission and modify Regulatory Zone Amendment Case Number WRZA20-0004; or
4. Remand Regulatory Zone Amendment Case Number WRZA20-0004 back to the Planning Commission with instructions.

If reversed or modified and reversed, authorize the chair to sign a resolution to that effect. (Commission District 5.)

SUMMARY

The appellant, Lifestyle Homes TND, LLC, is seeking to overturn the Washoe County Planning Commission's denial on May 5, 2020. Planning staff was able to make all of the findings in support of approval within the staff report. The appellant has appealed the

AGENDA ITEM # _____

denial providing justification to support the 2nd, 4th, 5th, and 6th findings, which were the findings that the Planning Commission were unable to make.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

PREVIOUS ACTION

On May 5, 2020, the amendment was heard publicly by the Planning Commission. The Planning Commission could not make the following findings:

- Finding 2 – Compatible land uses
- Finding 4 – Adequate facilities
- Finding 5 – No adverse effects
- Finding 6 – Desired pattern of growth.

The proposed amendment was sent to the North Valleys CAB for comments instead of being heard at the regularly scheduled CAB meeting due to the Governor’s “Stay at Home Directive” in response to COVID-19. The CAB provided no feedback on this application.

BACKGROUND

The Washoe County Planning Commission was unable to make four of the findings required by Washoe County Code (WCC) Section 110.821.15(d); specifically, the second, fourth, fifth, and sixth findings for approval of the amendment of the regulatory zone amendment request as stated below:

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.

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.

The appellant’s application (see Attachment A) addresses the Planning Commission’s comments regarding Findings 2, 4, 5, and 6 with the following language from the appeal application:

2) Compatible Land Uses

- “The proposed regulatory zone change is highly compatible with the surrounding MDS regulatory zones. It does not change the current medium compatibility rating with surrounding GR regulatory zones. “Staff feels that there are no compatibility issues with surrounding land uses.” Staff report, page 9.
- “The proposed amendment will provide for compatible adjacent land uses and will not adversely impact the public health or welfare of surrounding property owners. The proposed change to HDS will not exacerbate any existing incompatibilities with GR regulatory zone and is highly compatible with the MDS regulatory zone.” Staff report, Page 16
- Despite clear and convincing evidence in the Application and staff Report that “there are no compatibility issues with surrounding land uses,” Commissioner Chvilicek indicated that she could not make this finding because the Application is not compatible with “adjacent land uses” and will adversely impact the public health safety or welfare.” This statement is a direct contradiction to Washoe County’s compatibility matrix which confirms the Application is in “high compatibility” with adjacent land uses. Therefore, it is incorrect and unsubstantiated that the Application would have an adverse impact on the public health, safety or welfare of the adjacent properties.
- The other Commissioners agreed with Commissioner Chvilicek and did not give their own reasons why they, individually, could not make this finding. Given Commissioner Chvilicek’s motion for not making this finding was in direct conflict with Washoe County Development Code, the Commission’s decision that it could not make this finding was arbitrary, capricious, and an abuse of its discretion.

4) Availability of Facilities

- “There are adequate recreation, water, and sewer facilities to accommodate the uses and densities permitted by the amendment.” Staff Report, Page 16.
- RTC Washoe and NDOT may require a traffic study to be conducted at the tentative map review to determine any potential impacts on transportation infrastructure.” Staff Report, Page 16
- Despite clear and convincing evidence in the Application and Staff Report the (i) “there are or are planned to be adequate transportation facilities”, (ii) all infrastructure need to serve a future project at HDS density is available now,” and (iii) “Washoe County will require a traffic study at the tentative map stage,” Commissioner Chvilicek indicated that she could not make this finding because “there is not adequate transportation for infrastructure (sic) into the area currently.” She gave no specific reasoning for her conclusion.
- The other Commissioners agreed with Commissioner Chvilicek and did not give their own reasons why they, individually, could not make this finding. Given Commissioner Chvilicek’s motion for not making this finding was inconsistent with the clear and convincing evidence presented in the Application and Staff Report, the Commission’s decision that it could not make this finding was arbitrary, capricious, and an abuse of its discretion.

5) No Adverse Effects.

- “The proposed amendment will not adversely affect the implementation and action programs of the Washoe County Master Plan. LUT 3.3 limits single-family detached residential density to 5 dwelling units per acre. The proposed regulatory zone amendment would increase the single-family detached residential density to 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and allows 9 attached dwelling units per acre.” Staff Report, Page 16.
- Despite clear and convincing evidence in the Application and Staff Report that (i) “the proposed amendment will not adversely affect the implementation and action programs of the Washoe County Master Plan,” and (ii) the proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map,” Commissioner Chvilicek indicated she could not make this finding because of “policies and actions of the Washoe County Master Plan.” Commissioner Chvilicek gave no specific reasoning for her conclusion.
- The other Commissioners agreed with Commissioner Chvilicek and did not give their own reasons what they, individually, could not make this finding. Given Commissioner Chvilicek’s motion for not making this finding was inconsistent with the clear and convincing evidence presented in the application and staff report, the Commission’s decision that it could not make this finding was arbitrary, capricious and an abuse of its discretion

6) Desired Pattern of Growth.

- The proposed amendments allow for efficient public expenditure on municipal water and sewer services and the proposed density is allowed under the Regional Plan.” Staff Report, Page 16.
- Despite clear and convincing evidence in the application and staff report that the proposed amendment (i) “is allowed by the Regional Plan,” and (ii) “conforms to the SCMA, is an allowed zone, and has the highest compatibility rating assigned by the County,” Commissioner Chesney indicated he could not make this finding. Commissioner Chesney gave no specific reasoning for his conclusion.

FISCAL IMPACT

No fiscal impact

POSSIBLE ACTIONS

It is recommended the Board of County Commissioners review the record and take one of the following actions:

1. Affirm the decision of the Planning Commission and deny Regulatory Zone Amendment Case Number WRZA20-0004; or
2. Reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0004 as proposed by the applicant, Lifestyle Homes TND, LLC., and as evaluated by staff in the Planning Commission staff report; or
3. Reverse the decision of the Planning Commission and modify Regulatory Zone Amendment Case Number WRZA20-0004; or

4. Remand Regulatory Zone Amendment Case Number WRZA20-0004 back to the Planning Commission with instructions.

And, if reversed or modified and reversed, authorize the chair to sign a resolution to that effect.

POSSIBLE MOTION

1) Should the Board agree with the Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone), staff offers the following motion:

"Move to deny the appeal and affirm the decision of the Planning Commission to deny Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone). The denial is based upon the inability to make the findings required by WCC Section 110.821.15(d), *Findings*."

OR

2) Should the Board disagree with the Planning Commission's denial of Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone), staff offers the following motion:

"Move to approve the appeal and reverse the decision of the Planning Commission and approve Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone). The approval is based on the Board's ability to make all the findings required by WCC 110.821.15(d), *Findings*."

OR

3) Should the Board decide to reverse and modify the Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone) without remanding it to the Planning Commission, staff offers the following motion:

"Move to approve the appeal and reverse the decision of the Planning Commission and modify the application Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone). The modification is based on the Board's discretion under WCC 110.912.20(b)6(ii)."

OR

4) Should the Board decide to modify and remand back to the Planning Commission its denial of Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone), staff offers the following motion:

"Move to remand the application Regulatory Zone Amendment Case Number WRZA20-0004 to the Planning Commission with instructions. The ability to remand the application is based on the Board's discretion on WCC 110.912.20(b)6(iv)."

Attachments:

Attachment A: Appeal Application dated May 18, 2020

Attachment B: Planning Commission Action Order Dated May 8, 2020

Attachment C: Planning Commission Staff Report dated May 5, 2020

Attachment D: Planning Commission Minutes of May 5, 2020

Attachment E: BCC RZA Resolution

cc:

Appellant/Owner: Lifestyle Homes TND, LLC, 4790 Caughlin Parkway #519, Reno,
NV, 89519

Community Services Department
Planning and Building
APPEAL TO BOARD OF COUNTY
COMMISSIONERS (BCC)
APPLICATION



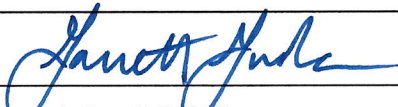
Community Services Department
Planning and Building
1001 E. Ninth St., Bldg. A
Reno, NV 89512-2845

Telephone: 775.328.6100

Washoe County Appeal of Decision to Board of County Commissioners

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.

Appeal of Decision by (Check one)	
Note: Appeals to the Washoe County Board of County Commissioners are governed by WCC Section 110.912.20.	
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Board of Adjustment
<input type="checkbox"/> Hearing Examiner	<input type="checkbox"/> Other Deciding Body (specify) _____
Appeal Date Information	
Note: This appeal must be delivered in writing to the offices of the Planning and Building Division (address is on the cover sheet) within 10 calendar days from the date that the decision being appealed is filed with the Commission or Board Secretary (or Director) and mailed to the original applicant.	
Note: The appeal must be accompanied by the appropriate appeal fee (see attached Master Fee Schedule).	
Date of this appeal: <u>May 18, 2020</u>	
Date of action by County: <u>May 5, 2020</u>	
Date Decision filed with Secretary: <u>May 8, 2020</u>	
Appellant Information	
Name: Lifestyle Homes TND, LLC	Phone: 775.321.3420
Address: 4790 Caughlin Parkway #519	Fax: n/a
	Email: ggordon@lrrc.com
City: Reno State: NV Zip: 89519	Cell: n/a
Describe your basis as a person aggrieved by the decision: Lifestyle Homes TND, LLC is the Applicant/Property Owner.	
Appealed Decision Information	
Application Number: WRZA20-0004	
Project Name: Village Parkway Rezone	
State the specific action(s) and related finding(s) you are appealing: See attached letter.	

Appealed Decision Information (continued)	
Describe why the decision should or should not have been made: See attached letter.	
Cite the specific outcome you are requesting with this appeal: We are requesting the Board of County Commissioners to reverse the Planning Commission's decision and approve WRZA20-0004.	
Did you speak at the public hearing when this item was considered?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Did you submit written comments prior to the action on the item being appealed?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Appellant Signature	
Printed Name: Garrett D. Gordon, attorney-in-fact	
Signature:	
Date:	May 18, 2020

Lewis Roca
ROTHGERBER CHRISTIE

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One East Liberty Street
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Garrett Gordon
Partner
Admitted in Nevada
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May 18, 2020

VIA HAND DELIVERY AND E-MAIL

DCahalane@washoecounty.us

Dan Cahalane
Washoe County Community Services Department
Planning and Building Division
1001 East Ninth Street, Building A
Reno, Nevada 89512
DCahalane@washoecounty.us

**Re: Planning Commission Appeal: Village Parkway Rezone
Case Number WRZA20-0004 (the "Application")¹**

Dear Mr. Cahalane:

This Firm represents Lifestyle Homes TND, LLC (the "Applicant") in regards to the Application that was denied by the Washoe County Planning Commission on May 5, 2020 (the "Denial").

The purpose of this letter is to appeal the Denial and respond to the Planning Commission Action Order dated May 8, 2020 (the "Order"), attached hereto as Exhibit "A", that states:

- *"Notice is hereby given that the Washoe County Planning Commission denied [Regulatory Zone Amendment WRZA20-0004] based on the inability to make the findings required by Washoe Development County Code Section 110.821.15." Order, Page 2.*
- *"Commissioners Donshick, Bruce, Chvilicek, Barnes, and Nelson were unable to make findings 2, 4, and 5. Commissioner Chesney was unable to make findings 2, 4, 5, and 6". Order, Page 2.*

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Regulatory Zone Amendment, the Planning Commission must make the findings as set forth in Washoe County Development Code Section 110.821.15 (the "Findings"). As stated on Page 17 of the Washoe County Planning Commission Staff Report dated May 5, 2020 (the "Staff Report"), the Washoe County Planning Staff concluded:

"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."

¹ The Application includes all submittals, resubmittals, supplemental responses and revisions, reports, studies and responses to agency comments as well as the Applicant's presentation at the Planning Commission.

As stated in the Application and Staff's recommendation of approval in the Staff Report, all Findings can be made to support the Regulatory Zone Amendment as discussed below:

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.

- “The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map. The proposed regulatory zone is allowed within a Suburban Residential master plan category.” Staff Report, page 15.
- “The proposed regulatory zone of High-Density Suburban (HDS) is permitted within the Cold Springs Suburban Character Management Area.” Staff Report, Page 11.
- In compliance with Land Use and Transportation Plan Policy 3.1, “[t]he proposed regulatory zone amendment would direct growth to an existing suburban character management (sic) within the Cold Springs Area Plan.” Staff Report, Page 13.
- In compliance with Land Use and Transportation Plan Policy 4.1, “[t]he proposed regulatory zone amendment would increase the maximum potential density to 7 single family detached and/or 9 single family attached dwelling units. This would provide housing opportunities for a broad socio-economic population.” Staff Report, Page 13.
- The Planning Commissioners were able to make this finding.

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 proposed regulatory zone change is highly compatible with the surrounding MDS regulatory zones. It does not change the current medium compatibility rating with surrounding GR regulatory zones. **Staff feels that there are no compatibility issues with surrounding land uses.**” Staff Report, Page 9.
- “The proposed amendment will provide for compatible adjacent land uses and will not adversely impact the public health or welfare of surrounding property owners. The proposed change to HDS will not exacerbate any existing incompatibilities with the GR regulatory zone and is highly compatible with the MDS regulatory zone.” Staff Report, Page 16.
- Despite clear and convincing evidence in the Application and Staff Report that “there are no compatibility issues with surrounding land uses,” Commissioner Chvilicek indicated she could not make this finding because the Application is not compatible with “adjacent land uses” and will “adversely impact the public health safety or welfare.” This statement is a direct contradiction to Washoe County’s compatibility matrix which confirms the Application is in “high compatibility” with adjacent land uses. Therefore, it is incorrect and unsubstantiated that that the Application would have an adverse impact on the public health, safety or welfare of the adjacent properties.
- The other Commissioners agreed with Commissioner Chvilicek and did not give their own reasons what they, individually, could not make this finding. Given Commissioner Chvilicek’s

motion for not making this finding was in direct conflict with Washoe County Development Code, the Commission's decision that it could not make this finding was arbitrary, capricious and an abuse of its discretion.

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

- “The proposed amendment responds to the constrained housing market conditions within the region.” Staff Report, Page 16.
- The Planning Commissioners were able to make this finding.

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.

- “There are adequate recreation, water, and sewer facilities to accommodate the uses and densities permitted by the amendment.” Staff Report, Page 16.
- “RTC Washoe and NDOT may require a traffic study to be conducted at the tentative map review to determine any potential impacts on transportation infrastructure.” Staff Report, Page 16.
- Despite clear and convincing evidence in the Application and Staff Report that (i) “there are or are planned to be adequate transportation facilities”, (ii) “**all infrastructure needed to serve a future project at HDS density is available now**”, and (iii) “Washoe County will require a traffic study at the tentative map stage”, Commissioner Chvilicek indicated she could not make this finding because “there is not adequate transportation for infrastructure (sic) into the area currently.” She gave no specific reasoning for her conclusion.
- The other Commissioners agreed with Commissioner Chvilicek and did not give their own reasons what they, individually, could not make this finding. Given Commissioner Chvilicek's motion for not making this finding was inconsistent with the clear and convincing evidence presented in the Application and Staff Report, the Commission's decision that it could not make this finding was arbitrary, capricious and an abuse of its discretion.

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.

- “**The proposed amendment will not adversely affect the implementation and action programs of the Washoe County Master Plan.** LUT 3.3 limits single-family detached residential density to 5 dwelling units per acre. The proposed regulatory zone amendment would increase the single-family detached residential density to 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and allows 9 attached dwelling units per acre.” Staff Report, Page 16.
- Despite clear and convincing evidence in the Application and Staff Report that (i) “the proposed amendment will not adversely affect the implementation and action programs of the

Washoe County Master Plan,” and (ii) “the proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map,” Commissioner Chvilicek indicated she could not make this finding because of “policies and actions of the Washoe County Master Plan”. Commissioner Chvilicek gave no specific reasoning for her conclusion.

- The other Commissioners agreed with Commissioner Chvilicek and did not give their own reasons what they, individually, could not make this finding. Given Commissioner Chvilicek’s motion for not making this finding was inconsistent with the clear and convincing evidence presented in the Application and Staff Report, the Commission’s decision that it could not make this finding was arbitrary, capricious and an abuse of its discretion.

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 allows for efficient public expenditure on municipal water and sewer services and the proposed density is allowed under the Regional Plan.” Staff Report, Page 16.
- Despite clear and convincing evidence in the Application and Staff Report that the proposed amendment (i) “is allowed by the Regional Plan”, and (ii) “conforms to the SCMA, is an allowed zone, and has the highest compatibility rating assigned by the County”, Commissioner Chesney indicated he could not make this finding. Commissioner Chesney gave no specific reasoning for his conclusion.

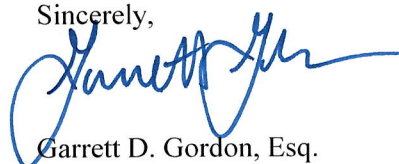
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

- “The proposed amendment will not affect the location, purpose and mission of a military installation.” Staff Report, Page 16.
- The Planning Commissioners were able to make this finding.

Conclusion

Based on the complete record of the Application and the failure of the Planning Commission to consider the substantial evidence put into the record by the Applicant and the Staff Report, the Denial (i) lacked support in the form of “substantial evidence”, (ii) was “arbitrary and capricious”, and (iii) was an “abuse of discretion”² and, therefore, should be reversed by the Board of County Commissioners.

Sincerely,



Garrett D. Gordon, Esq.

² Stratosphere Gaming Corp. v. City of Las Vegas, 120 Nev. 523, 528, 96 P.3d 756, 760 (2004)

EXHIBIT “A”

Planning Commission Action Order



WASHOE COUNTY
COMMUNITY SERVICES DEPARTMENT
Planning and Building Division
Planning Program

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6100
FAX (775) 328.6133

Planning Commission Action Order
Regulatory Zone Amendment Case Number WRZA20-0004

Decision: **Denial**

Decision Date: May 5, 2020

Mailing/Filing Date: May 8, 2020

Property Owner: Lifestyle Homes TND, LLC
Attn: Bob Lissner
4790 Caughlin Pkwy. #519
Reno, NV 89519

Assigned Planner: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328. 3628
E-Mail: dcahalane@washoecounty.us

Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone) – For possible action, hearing, and discussion to approve a change of regulatory zoning of ±47.19 acres (±20.04 acres on APN 087-400-23, ±15.67 acres on APN 087-400-24, ±11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS – 7 dwelling units per acre) on 3 parcels totaling ±124.6 acres. The remaining acreage will remain General Rural. And, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy
- Assessor’s Parcel Numbers: 087-400-11, 087-300-23, 087-400-24
- Parcel Size: ±124.6 acres
- Master Plan Category: Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum) and Rural
- Regulatory Zone: Medium Density Suburban (MDS), 3 detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Proposed Regulatory Zone: High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 821
- Commission District: 5 – Commissioner Herman



INTEGRITY



EFFECTIVE COMMUNICATION



QUALITY PUBLIC SERVICE

To: Lifestyle Homes TND, LLC
Subject: WRZA20-0004
Date: May 8, 2020
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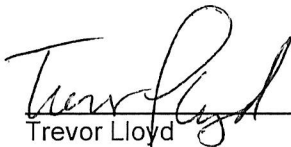
Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make the findings required by Washoe County Code Section 110.821.15:

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

Commissioners Donshick, Bruce, Chvilicek, Barnes, and Nelson were unable to make findings 2, 4, and 5. Commissioner Chesney was unable to make findings 2, 4, 5, and 6.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

To: Lifestyle Homes TND, LLC
Subject: WRZA20-0004
Date: May 8, 2020
Page: 3

TL/DC/ks

xc:

Applicant/Owner: Lifestyle Homes TND, LLC, Attn: Bob Lissner, 4790 Caughlin Pkwy. #519, Reno, NV 89519

Consultant: Christy Corporation, Ltd, Attn: Mike Railey, 1000 Kiley Pkwy., Sparks, NV 89436

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Jim English, Washoe County Health District; Sophia Kirschenman, Washoe County Parks; Don Coon, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Washoe County School District; Washoe Storey Conservation District; Nevada Department of Transportation; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; North Valleys Citizen Advisory Board, Chair



WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Planning and Building Division

Planning Program

1001 EAST 9TH STREET
RENO, NEVADA 89512
PHONE (775) 328-6100
FAX (775) 328.6133

Planning Commission Action Order

Regulatory Zone Amendment Case Number WRZA20-0004

Decision: **Denial**

Decision Date: May 5, 2020

Mailing/Filing Date: **May 8**, 2020

Property Owner: Lifestyle Homes TND, LLC
Attn: Bob Lissner
4790 Caughlin Pkwy. #519
Reno, NV 89519

Assigned Planner: Dan Cahalane, Planner
Washoe County Community Services Department
Planning and Building Division
Phone: 775.328. 3628
E-Mail: dcahalane@washoecounty.us

Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone) – For possible action, hearing, and discussion to approve a change of regulatory zoning of ±47.19 acres (±20.04 acres on APN 087-400-23, ±15.67 acres on APN 087-400-24, ±11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS – 7 dwelling units per acre) on 3 parcels totaling ±124.6 acres. The remaining acreage will remain General Rural. And, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy
- Assessor’s Parcel Numbers: 087-400-11, 087-300-23, 087-400-24
- Parcel Size: ±124.6 acres
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- Regulatory Zone: Medium Density Suburban (MDS), 3 detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Proposed Regulatory Zone: High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Area Plan: Cold Springs
- Citizen Advisory Board: North Valleys
- Development Code: Authorized in Article 821
- Commission District: 5 – Commissioner Herman



INTEGRITY



EFFECTIVE
COMMUNICATION



QUALITY
PUBLIC SERVICE

To: Lifestyle Homes TND, LLC
Subject: WRZA20-0004
Date: May 8, 2020
Page: 2

Notice is hereby given that the Washoe County Planning Commission denied the above referenced case number based on the inability to make the findings required by Washoe County Code Section 110.821.15:

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

Commissioners Donshick, Bruce, Chvilicek, Barnes, and Nelson were unable to make findings 2, 4, and 5. Commissioner Chesney was unable to make findings 2, 4, 5, and 6.

Anyone wishing to appeal this decision to the Washoe County Board of County Commissioners may do so within 10 calendar days after the Mailing/Filing Date shown on this Action Order. To be informed of the appeal procedure, call the Planning staff at **775.328.6100**. Appeals must be filed in accordance with Section 110.912.20 of the Washoe County Development Code.

Washoe County Community Services Department
Planning and Building Division



Trevor Lloyd
Secretary to the Planning Commission

To: Lifestyle Homes TND, LLC
Subject: WRZA20-0004
Date: May 8, 2020
Page: 3

TL/DC/ks

xc:

Applicant/Owner: Lifestyle Homes TND, LLC, Attn: Bob Lissner, 4790 Caughlin Pkwy. #519, Reno, NV 89519

Consultant: Christy Corporation, Ltd, Attn: Mike Railey, 1000 Kiley Pkwy., Sparks, NV 89436

Action Order xc: Nathan Edwards, District Attorney's Office; Keirsten Beck, Assessor's Office; Rigo Lopez, Assessor's Office; Tim Simpson, Utilities; Leo Vesely, Engineering and Capital Projects; Jim English, Washoe County Health District; Sophia Kirschenman, Washoe County Parks; Don Coon, Truckee Meadows Fire Protection District; Nevada Division of Environmental Protection, 901 South Stewart Street, Suite 4001, Carson City, NV 89701-5249; Washoe County School District; Washoe Storey Conservation District; Nevada Department of Transportation; Regional Transportation Commission; Truckee Meadows Regional Planning Agency; North Valleys Citizen Advisory Board, Chair



Planning Commission Staff Report

Meeting Date: May 5, 2020

Agenda Item: 7C

REGULATORY ZONE AMENDMENT CASE NUMBER: WRZA20-0004 Village Parkway Rezone

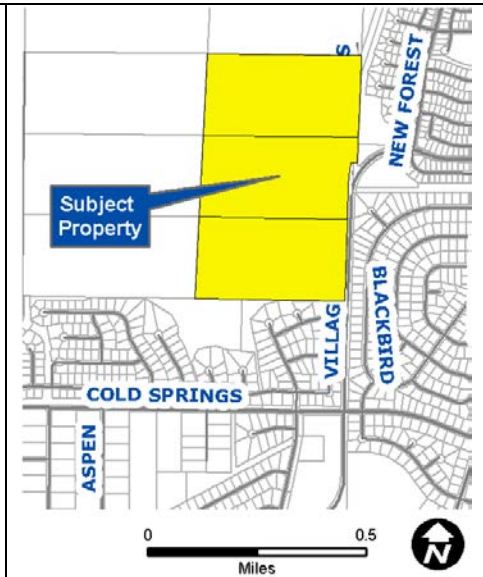
BRIEF SUMMARY OF REQUEST: Request to change regulatory zoning of ± 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS) on 3 parcels totaling ±124.6 acres

STAFF PLANNER:	Planner's Name:	Dan Cahalane
	Phone Number:	775.328.3628
	E-mail:	dcahalane@washoecounty.us

DESCRIPTION

For possible action, hearing, and discussion to approve a change of regulatory zoning of ±47.19 acres (±20.04 acres on APN 087-400-23, ±15.67 acres on APN 087-400-24, ±11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS - 7 dwelling units per acre) on 3 parcels totaling ±124.6 acres. The remaining acreage will remain General Rural. And, if approved, authorize the chair to sign a resolution to this effect.

Applicant/ Property Owner:	Lifestyle Homes TND, LLC
Location:	West and Northwest of the intersection of Mudspring Drive and Village Pkwy
APNs:	087-400-11, 087-300-23, 087-400-24
Parcel Size:	±124.6 acres
Master Plan:	Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum) and Rural
Regulatory Zone:	Medium Density Suburban (MDS), 3 detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
Proposed Regulatory Zone	High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
Area Plan:	Cold Springs
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 821
Commission District:	5 – Commissioner Herman



STAFF RECOMMENDATION

APPROVE

DENY

POSSIBLE MOTION

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0004 having been able to make all of the following findings in accordance with Washoe County Code Section 110.821.15.

I further move to certify the resolution for Regulatory Zone Amendment Case Number WRZA20-0004 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 17)

Staff Report Contents

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Resolution.....Exhibit A

Water Resources MemoExhibit B

Washoe County Health District Memo..... Exhibit C

RTC Washoe Memo..... Exhibit D

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Washoe County Parks Memo.....Exhibit F

Washoe County School District Memo Exhibit G

Washoe-Storey Conservation District Memo..... Exhibit H

Water Resource Planning Exhibit I

Washoe County Engineering – Sewer Exhibit J

State Engineer’s Interim Order 1307Exhibit K

Map of RTC system Exhibit L

Notice Exhibit M

Public Comment..... Exhibit N

Application Exhibit O

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.

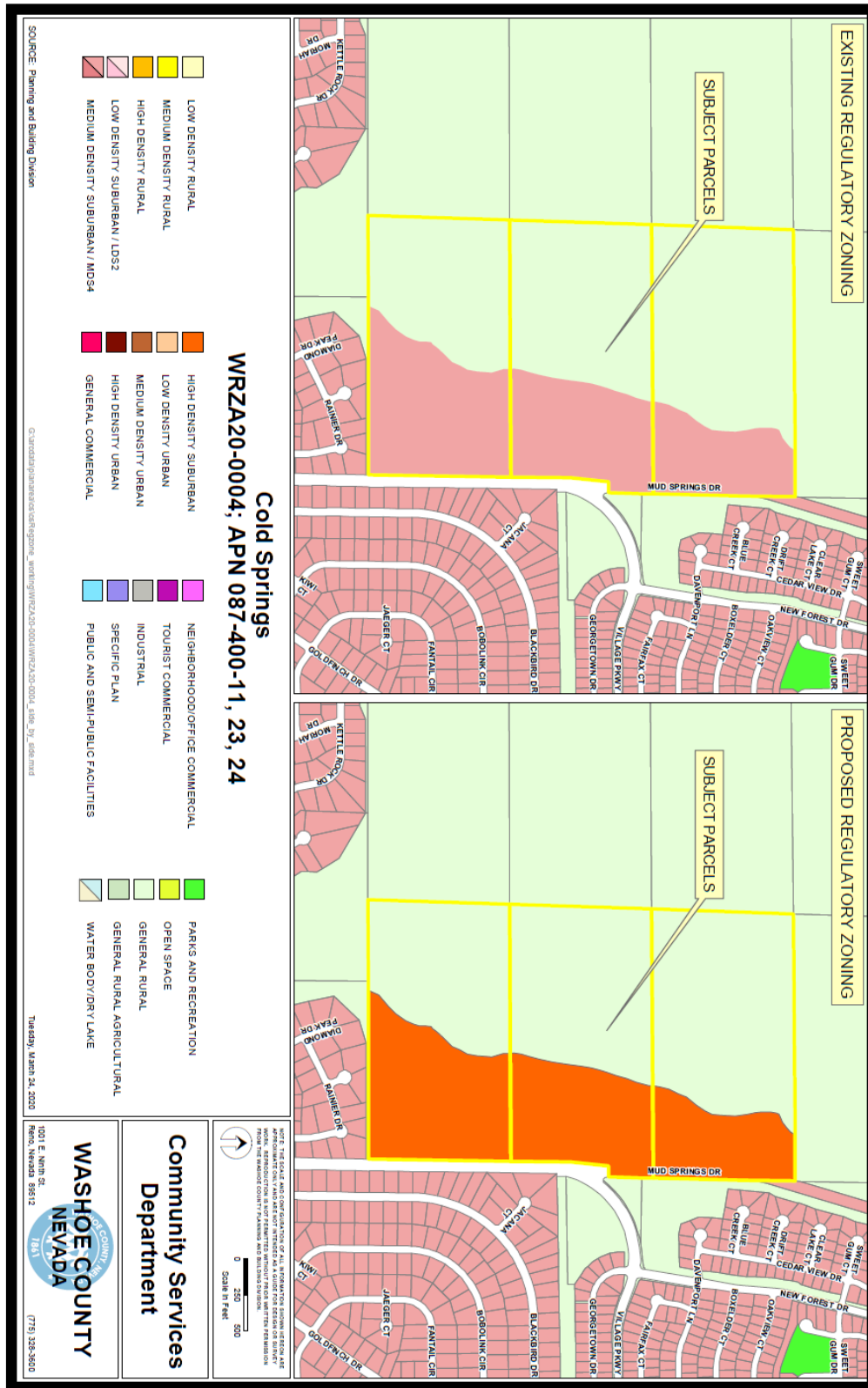
The purpose of a regulatory zone amendment (RZA) is to provide a method for amending the regulatory zone maps of Washoe County. The regulatory zone maps depict the regulatory zones (i.e. zoning) adopted for each property within the unincorporated area of Washoe County. The regulatory zones establish 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.

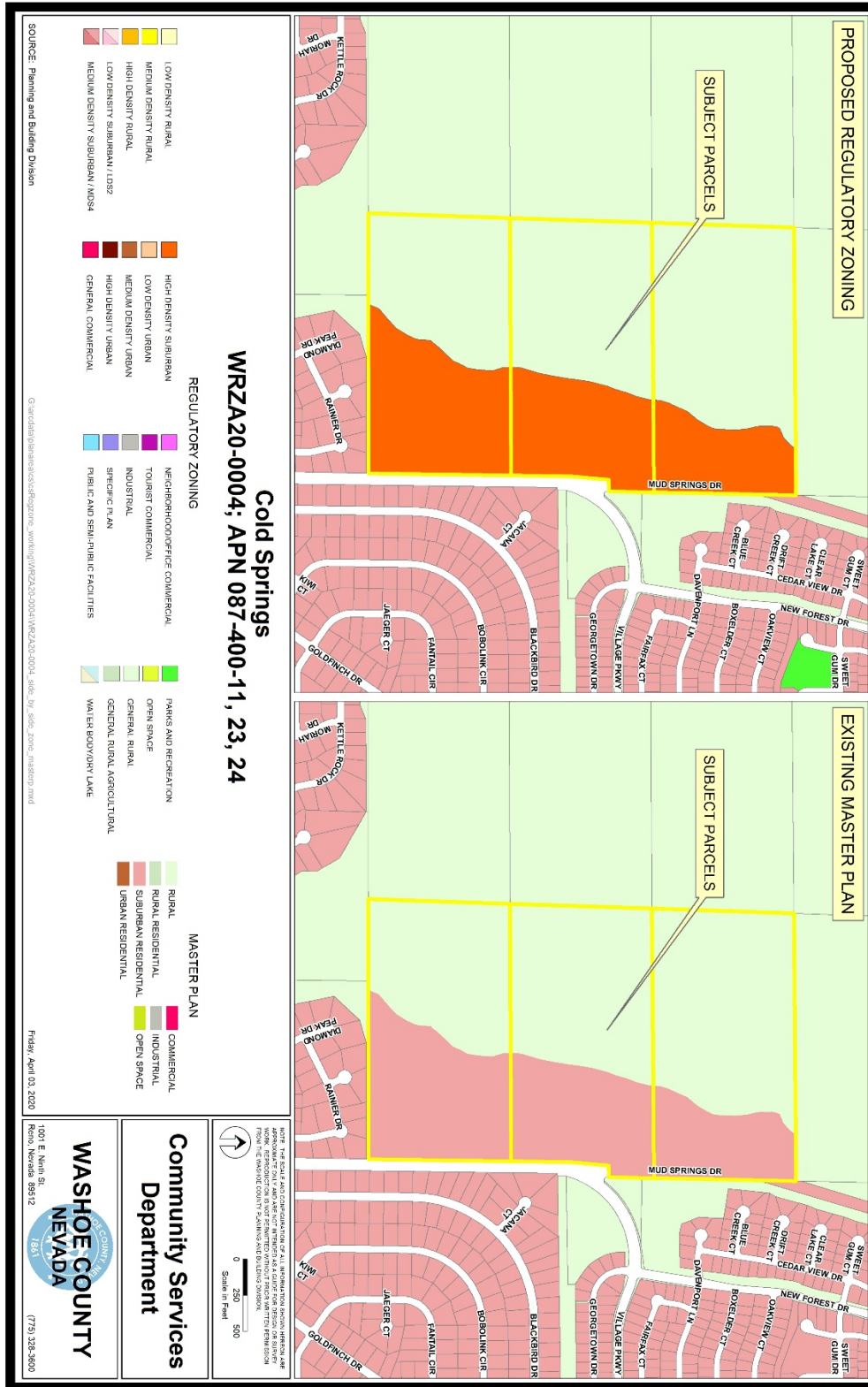
Evaluation of the proposed regulatory zone amendment involves review for compliance with countywide policies found in Volume One of the Washoe County Master Plan and applicable area plan policies found in Volume Two of the Washoe County Master Plan. If the subject parcel(s) is within a specific plan,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



Existing and Proposed Regulatory Zone Maps



Proposed Regulatory Zone Map & Existing Master Plan Map

Background

Proposed Regulatory Zone Change

The applicant is proposing to rezone 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS) within the Suburban Residential master plan category. The result of the proposed amendment would increase the potential residential density from 141 single family detached units to 331 single family detached units. The application noted the rapid employment and housing growth in the North Valleys over the past decade as reasons for why increased density is required within the Cold Springs area plan. The applicant also mentioned the pending completion of the Woodland Village subdivision within Cold Springs, which was owned by the applicant prior to development.

Current Conditions

The properties are current vacant with typical desert vegetation.

Surrounding Development – The development of the parcels surrounding the affected parcels is as follows:

North: The northern neighboring parcel is zoned General Rural (GR) which has a density of 0.025 dwelling units per acre. There is a single-family residence on this property.

East: The eastern neighboring parcels are generally zoned Medium Density Suburban (MDS), which has a density of 3 detached dwelling units per acre. The development on these parcels are single family detached residences built between 1980 and 2005.

South: The southern neighboring parcels are generally zoned Medium Density Suburban (MDS), which has a density of 3 detached dwelling units per acre. The development on these parcels are single family detached residences built around 1997.

West: The western neighboring parcel is zoned General Rural (GR) which has a density of 0.025 dwelling units per acre. There is a solo single-family residence on these neighboring parcels.

Regulatory Zone and Density – The regulatory zone of the subject parcels is split between ±77.41 acres of General Rural (GR) and ±47.19 acres of Medium Density Suburban (MDS). The GR regulatory zone roughly corresponds to areas with slopes greater than 15%. The MDS regulatory zone roughly corresponds to the areas that are suitable for development. The density allowed in these regulatory zones is outlined below per Washoe County Code (WCC) table 110.406.05.1. The minimum lot size for HDS is 5000sf. Therefore, the maximum dwelling units per acre is outlined below:

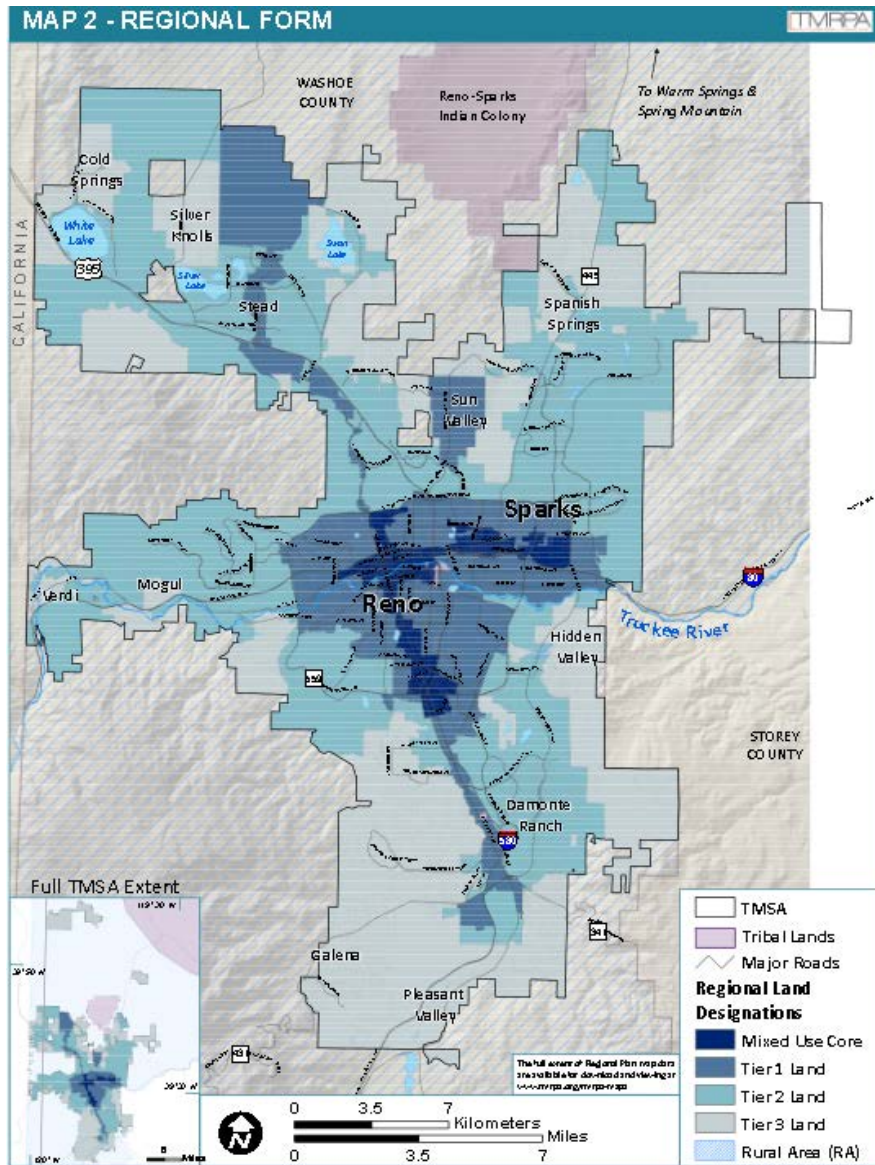
Regulatory Zone	Single Family, Detached	Single Family, Attached
Medium Density Suburban	3 dwelling units /acre	5 dwelling units / acre
General Rural	0.025 dwelling units / acre	0.025 dwelling units / acre

Setbacks – The required setbacks for the affected parcels are outlined below per WCC table 110.406.05.1

Regulatory Zone	Front Yard Setback	Rear Yard Setback	Side Yard Setback
Medium Density Suburban	20 ft	20 ft	8 ft
High Density Suburban (proposed)	20 ft	20 ft	5 ft
General Rural	30 ft	30 ft	50 ft

Change of Conditions

The Cold Springs 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. There have been a number of relevant development updates since then. First, the greater Truckee Meadows area has been experiencing a decrease in available housing supply. Second, a new regional plan was adopted on October 10, 2019, which outlined the areas of desired growth based on a five-tier system which includes: Mixed Use Core, Tier 1, Tier 2, Tier 3, and Rural Area. The intent of the regional plan was to focus development closer to the region's center, in Mixed-Use Core and Tier 1 areas, as seen in the Regional Form Map below. Third, the State Engineer implemented a moratorium on developments that rely upon ground water from Cold Springs Valley effective December 20, 2019. This does not bar development that imports water from outside Cold Springs Valley.



Consistency with Master Plan and Regulatory Zone

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:

Table 3: Land Use Compatibility Matrix

LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS	
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	H	H	
	MDR	H	H	M	M	M	L	L	H	M	L	L	L	L	M	H	
		HDR	H	H	M	M	M	L	H	M	L	L	L	L	M	H	
			LDS/ LDS 2	H	H	M	M	M	H	M	L	L	L	L	M	H	
				MDS/ MDS 4	H	H	M	M	H	M	L	L	L	L	M	H	
					HDS	H	H	M	H	M	L	M	M	L	M	H	
						LDU	H	H	H	H	M	M	L	L	M	H	
							MDU	H	H	H	M	M	L	M	L	H	
								HDU	H	H	M	M	M	M	L	H	
									PR	H	H	H	H	M	H	H	
										PSP	H	H	H	H	M	H	
											GC	H	H	M	L	H	
												NC	H	M	L	H	
													TC	M	L	H	
														I	L	M	
															GR/ GRR	H	
																OS	H

- H - High Compatibility: Little or no screening or buffering necessary.
- M - Medium Compatibility: Some screening and buffering necessary.
- L - Low Compatibility: Significant screening and buffering necessary.

The proposed regulatory zone change is highly compatible with the surrounding MDS regulatory zones. It does not change the current medium compatibility rating with surrounding GR regulatory zones. Staff feels that there are no compatibility issues with surrounding land uses.

Availability of Facilities

Transportation Facilities. The proposed development will be served via an existing collector road (Village Pkwy). This collector feeds into a single arterial road (White Lake Pkwy), which provides two access points onto US 395N. US 395 is the only paved transportation connection from Cold Springs Valley to the rest of the Truckee Meadows metro area. Currently, there are no RTC transit lines that run to Cold Springs (see Exhibit K). The application was provided to the Washoe County Engineering and Capital Projects Division, RTC and NDOT for comment. RTC provided comments outlining that a review of new access spacing, and traffic models may be required upon submittal of a development proposal. Further, RTC recommended that the proposed development

be required to provide 20 spaces for a Park-N-Ride area in order to promote alternative transportation to residents. NDOT provided comments stating that the proposed regulatory zone amendment “May have operational effects on the State highway system due to the amount of estimated peak hour trips being generated by the change (142 AM and 189PM), and its proximity to US-395.” RTC and NDOT provided comments in Exhibits D and E respectively.

Water Facilities. Municipal water through Great Basin Water Company is shown to be located along the eastern boundaries of the proposed regulatory zone. The application was provided to the Washoe County Water Rights and Washoe County Engineering. The Washoe County Water Rights Manager provided comments outlining that “the application as filed includes an intent to serve letter from Great Basin Water Company, the water purveyor to this proposed project. The permit numbers identified in the will serve letter (65056-65058) are from Great Basin Water Company’s permits associated with their production wells in the Long Valley Hydrographic Basin. As such these permits are not affected by the State Engineer’s Interim Order # 1307, Temporary Moratorium for approval of developments dependent on the water resources of Cold Springs Valley.” Therefore, the application as presented, is in conformance with the Washoe County Development Code regarding water rights and water supply. The water rights manager provided comments in Exhibit B.

Sewer Facilities. Municipal sewer is provided by Washoe County. There is currently no collection system adjacent to the affected parcels. However, neighboring developments are connected to municipal sewer. The Cold Springs treatment plant is currently rated for a max day flow of 0.7 MGD and has a three-month average daily flow of 0.371 MGD and max day of 0.384 MGD. This leaves a remaining capacity of 0.316 MGD at the plant based on current flows. The application was provided to the Washoe County Engineering department, who had provided information on sewer capacity in Exhibit J.

Recreation Facilities. The proposed regulatory zone amendment was provided to the Washoe County Parks and Open Space Program. Washoe County Parks considers the site to be within the urban wildland interface and believes that higher density would not conform with Open Space and Natural Resource Management Plan policy 6.1. The full memo may be found in Exhibit F.

Law Enforcement Facilities. The proposed regulatory zone amendment was provided to the Washoe County Sherriff’s Department, who did not respond with any comments.

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

School Facilities The proposed regulatory zone amendment was provided to the Washoe County School District, who provided a more detailed analysis in Exhibit G.

Desired Pattern of Growth

The proposed regulatory zone would increase the allowed residential density within the Cold Springs area plan from Medium Density Suburban to High Density Suburban as outlined in WCC table 110.406.05.1 and WCC 110.306.20 in the table below:

Regulatory Zone	Single Family, Detached	Single Family, Attached,	Single Family, Detached Max Lots	Single Family, Attached Max Lots
Medium Density Suburban	3 dwelling units /acre	5 dwelling units / acre	141 lots	235 lots
High Density Suburban	7 dwelling units /acre	9 dwelling units /acre	330 lots	424 lots

The proposed change increases the maximum potential number of dwellings from 3 single family detached dwelling units per acre to 7 single family detached dwelling units per acre and from 5 attached dwelling units per acre to 9 attached dwelling units per acre. The HDS regulatory zoning is allowed within the Cold Springs area plan per Cold Spring policy 1.1.1. The Land Use and Transportation Element (LUTE) policy 3.3 of the Washoe County Master Plan limits the detached single-family density to 5 dwellings per acre. Staff has determined that HDS is allowed, but it is effectively capped at 5 single family detached units per acre and 9 attached dwelling units per acre. Washoe County cannot impose conditions upon regulatory zone amendments; therefore, this policy will be enforced upon review of a future tentative subdivision map(s).

The general desired development pattern for the region is outlined by the 2019 Truckee Meadows Regional Plan update. This update channels the highest density development towards the urban core of the region. However, the proposed HDS regulatory zone is permitted within a Suburban Residential regulatory zone. For this reason, the proposed amendment is consistent with the intended pattern of growth of the Regional Plan.

This area is adjacent to an existing municipal water and sewer system, which allows for efficient provision of these facilities. US 395 is the only paved roadway connecting to the rest of the region, there are no other paved connections to the rest of the Truckee Meadows. Cold Springs also lacks any transit services. Allowing increased density in this region without improved transportation and transit links may increase the difficulty of evacuating or providing emergency services during a disaster. Per policy 3.8.2 of the Cold Springs Area Plan, Washoe County will work with our partnering agencies (NDOT and RTC) to secure additional travel routes into and out of the valley to help mitigate this situation.

Development Suitability within the Cold Spring Area Plan

The subject area of the proposed regulatory zone amendment is within areas that are considered most suitable for development based on the development suitability map in the Cold Springs Area Plan. All areas of steep slopes are within the General Rural (GR) regulatory zone. The GR regulatory zone boundaries are not subject to change.

Cold Springs Area Plan Assessment

CS.1.1.1 All Regulatory Zones, as defined by the Washoe County Master Plan and Development Code, are permitted within the Cold Springs Suburban Character Management Area (CSSCMA).

Staff Comment: The proposed regulatory zone of High-Density Suburban (HDS) is permitted within the Cold Springs Suburban Character Management Area.

CS.3.8.2 Emergency response times to the Cold Springs Valley can be compromised when the Dry Lake Summit pass on U.S. 395 is closed (e.g. from a traffic accident). Washoe County will work with applicable entities, such as the Nevada Department of Transportation (NDOT) and the Regional Transportation Commission (RTC), to secure additional travel routes into and out of the Cold Springs Valley to mitigate this situation. Potential travel routes include, but are not limited to, upgrading the frontage road along U.S. 395 and/or the existing gravel road connecting Woodland Village to Red Rock Road (see photos below).

Staff Comment: At this time, additional travel routes have not been secured Washoe County will work with NDOT and RTC to secure these additional routes.

CS.11.1 Water resources will be supplied to land uses in the Cold Springs planning area according to the best principles and practices of sustainable resource development, as recognized by government agencies, educational institutions, non-profit organizations, and

resource professionals. This policy addresses all sources of water used for development within the planning area.

CS.11.1.1 The Washoe County Department of Water Resources will implement studies and work with the United States Geological Survey (USGS) and Nevada State Engineer to accurately determine and/or update the perennial yield of hydrographic basins applicable to the Cold Springs planning area.

CS.11.1.2 Ground water resources committed to land uses within the Cold Springs planning area shall not exceed the perennial yield recognized through implementation of policy CS.11.1.1.

CS.11.1.3 The conversion of surface water to municipal use shall not negatively impact the perennial yield recognized through implementation of policy CS.11.1.1. Only the consumptive use portion of the surface water resource may be used/converted for municipal purposes.

Staff Comment: The application was forwarded to the Nevada Division of Water Resources, Washoe County Water Resource Planning, and Washoe County Water Rights Manager. These agencies provided comments in Exhibits I and B respectively.

CS.11.6 Prior to the importation of additional water resources into the planning area, a study shall be conducted, and/or any existing facility/resource plans updated, to assess potential impacts on the water balance of the Cold Springs Valley. At a minimum, these studies and plans shall address potential impacts to existing wastewater disposal systems, flood storage, water table levels, and water quality.

Staff Comment: The application was forwarded to the Nevada Division of Water Resources, Washoe County Water Resource Planning, and Washoe County Water Rights Manager. These agencies provided comments in Exhibits I and B respectively.

CS.11.8 The Washoe County Department of Water Resources, in conjunction with the Regional Water Planning Commission, shall prepare and submit for adoption by the Washoe County Board of Commissioners master facility and resource plans for water and wastewater service within the Cold Springs planning area.

CS.11.8.1 Facility and resource plans adopted pursuant to policy CS.11.8 shall be consistent with and implement the Cold Springs Vision and Character statement.

CS.11.8.2 Facility and resource plans adopted pursuant to policy CS.11.8 shall specifically address the service areas (e.g. the Suburban Community Water and Sanitary Sewer Service Area) depicted on the Public Services and Facilities Plan map. CS.

11.8.3 Facility and resource plans adopted pursuant to policy CS.11.8, in conjunction with the Cold Springs Character Management Plan and Public Services and Facilities Plan maps, shall be used to determine the location and timing for providing community water service and wastewater treatment service. In the absence of an adopted facility and resource plan, the Washoe County Department of Water Resources shall determine appropriate location and timing mechanisms for specific land use proposals.

Staff Comment: The application was forwarded to the Nevada Division of Water Resources, Washoe County Water Resource Planning, and Washoe County Water Rights Manager. These agencies provided comments in Exhibits I and B respectively.

Land Use and Transportation Plan Assessment

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

Staff Comment: The proposed regulatory zone amendment would direct growth to an existing suburban character management within the Cold Springs Area Plan.

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

Staff Comment: The proposed regulatory zone amendment will increase the single family detached residential density from three (3) detached single-family dwelling units per acre to seven (7) single family detached dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and 9 attached units per acre. This density will be enforced during review of future tentative subdivision map submittal(s)

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

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

Staff Comment: The proposed regulatory zone amendment would increase the maximum potential density to 7 single family detached and/or 9 single family attached dwelling units. This would provide housing opportunities for a broad socio-economic population.

Citizen Advisory Board (CAB)

The proposed amendment was sent to the North Valleys CAB for comments instead of heard being at the regularly scheduled CAB meeting due to the governor's "Stay at Home Directive" in response to COVID-19. The CAB provided no feedback on this application.

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 hearing date.

Noticing for this proposal: 219 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing.

Affected parties 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.

Agency Comments

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

- Nevada Department of Environmental Protections
- Nevada Division of Forestry – Endangered Species
- Nevada Department of Transportation
- Nevada Department of Wildlife
- Washoe County Water Resource Planning
- Community Services Department
 - Washoe County Parks Department
 - Washoe County Water Rights Manager
 - Washoe County Engineering
- Washoe County Sheriff
- Washoe County Health District
 - Air Quality
 - Environmental Health
 - Emergency Medical Services
- Truckee Meadows Fire Protection District
- RTC Washoe County
- Washoe County School District
- Washoe-Storey Conservation District
- Nevada Historic Preservation

Responses were received from 10 out of 17 agencies. Comments were received from eight of the 17 agencies.

- Washoe County Water Rights Manager – Exhibit B – The Washoe County Water Rights Manager provided comments regarding the required type of water rights required as discussed in the staff report under Water Facilities.
- Washoe County Health District – Exhibit C – Washoe County Health District provided comments requiring that this scale of development have municipal water and sewer service.
- Regional Transportation Commission (RTC) – Exhibit D – RTC provided comments outlining that a review of new access spacing, and traffic models may be required upon submittal of a development proposal. Further, RTC recommended that the proposed development be required to provide 20 spaces for a Park-N-Ride area in order to promote alternative transportation to residents.
- NDOT – Exhibit E – NDOT provided comments stating that the proposed regulatory zone amendment “May have operational effects on the State highway system due to the amount of estimated peak hour trips being generated by the change (142 AM and 189PM), and its proximity to US-395.
- Washoe County Parks – Exhibit F – The Washoe County Parks and Open Space Program provided comments outlining that the proposed regulatory zone amendment is within close proximity to public lands that provide year-round habitat for pronghorn antelope and sage

grouse and provide critical winter mule deer habitat. Moreover, the Parks and Open Space Program staff feel that the proposed regulatory zone amendment is in conflict with the Open Space and Natural Resource Management Plan goal 6.1. Parks staff believe that this scale of development would be more appropriate to more centrally located areas of Cold Springs that have better access to public transportation infrastructure and service.

- Washoe County School District – Exhibit G – Washoe County School District provided comments estimating capacity for the school district. The estimated capacity for the Cold Springs area is outlined in the table below:

School Name	Current Capacity	2024/2025	2029/2030
New ES at Cold Springs	N/A	70%	100%
Gomes Elementary	124%	80%	79%
Cold Springs Middle	70%	77%	93%
North Valleys High	96%	104%	120%

The school district is scheduled to complete the construction of a new elementary school in 2021. The school district is also currently negotiating with Heinz Ranch Land Company for a parcel to construct a new high school scheduled to open in 2028.

- Washoe-Storey Conservation District – Exhibit H – The Washoe-Storey Conservation District provided comments recommending that any future development on the site provide more common open space and requiring that front yards be xeriscaped.
- Nevada Division of Water Resources – Exhibit I – The Nevada Division of Water Resources clarified that the water project is within Great Basin Water Company’s service area and that no water is committed at this time. This is different than the intent to serve letter referenced by the Washoe County Water Resource Planner. The Nevada Division of Water Resources only recognizes a will serve letter as allocated water rights.

Staff Comment on Required Findings

WCC Section 110.821.15 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 proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and Regulatory Zone Map. The proposed regulatory zone is allowed within a Suburban Residential master plan category. However, per Land Use and Transportation policy 3.3, the single-family detached housing density shall be limited to 5 dwelling units per acre. The proposed regulatory zone change will have a single-family detached housing density of 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre but allows 9 attached units per acre which will be enforced with future tentative subdivision map approvals.

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: The proposed amendment will provide for compatible adjacent land uses and will not adversely impact the public health or welfare of surrounding property owners. The proposed change to HDS will not exacerbate any existing incompatibilities with the GR regulatory zone and is highly compatible with the MDS regulatory zone. However, there is only a single paved access road (US 395N) out of Cold Springs valley in the case of an emergency.

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 proposed amendment responds to the constrained housing market conditions within the region. However, there are still unresolved access issues into Cold Springs Valley outlined in Cold Springs policy 3.8.2.

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: There are adequate recreation, water, and sewer facilities to accommodate the uses and densities permitted by the amendment. According to the Washoe County School District, the Cold Springs area is currently over capacity at Gomes Elementary and projected to be over capacity at North Valley High in 2024/2025. RTC Washoe and NDOT may require a traffic study to be conducted at the tentative map review to determine any potential impacts on transportation infrastructure. NDOT outlined, in Exhibit E, that the proposed regulatory zone amendment may have operational effects on the State highway system due to the amount of peak hour trips being generated by the change (142AM and 189PM) and its proximity to US-395. Moreover, any water rights serving this amendment would require securing water rights that are not dependent on the water resources in Cold Springs Valley basin in compliance with the State Engineer's interim order 1307 (Exhibit J). The application includes an intent to serve letter for 329 townhouses that complies with interim order 1307.

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 affect the implementation and action programs of the Washoe County Master Plan. LUT 3.3 limits single-family detached residential density to 5 dwelling units per acre. The proposed regulatory zone amendment would increase the single-family detached residential density to 7 dwelling units per acre. Staff has determined that High Density Suburban is allowed, but it is effectively capped at 5 single family detached units per acre and allows 9 attached dwelling units per acre.

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 allows for efficient public expenditure on municipal water and sewer services and the proposed density is allowed under the Regional Plan.

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

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

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 Washoe County Planning Commission adopt the resolution included as Exhibit A, recommending adoption of Regulatory Zone Amendment Case Number WRZA20-0004 having been able to make all of the following findings in accordance with Washoe County Code Section 110.821.15.

I further move to certify the resolution for Regulatory Zone Amendment Case Number WRZA20-0004 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. 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.
7. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

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

Applicant/
Property Owner: Lifestyle Homes TND, LLC, 4790 Caughlin Pkwy #519, Reno, 89519

Consultant: Christy Corporation, Ltd, 1000 Kiley Pkwy, Sparks, NV 89436



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA20-0004 AND THE AMENDED COLD SPRINGS REGULATORY ZONE MAP

Resolution Number 20-15

Whereas Regulatory Zone Amendment Case Number WRZA20-0004, came before the Washoe County Planning Commission for a duly noticed public hearing on May 5, 2020; 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; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment:

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

County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services; and

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

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA20-0004 and the amended Cold Springs Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on May 5, 2020

WASHOE COUNTY PLANNING COMMISSION

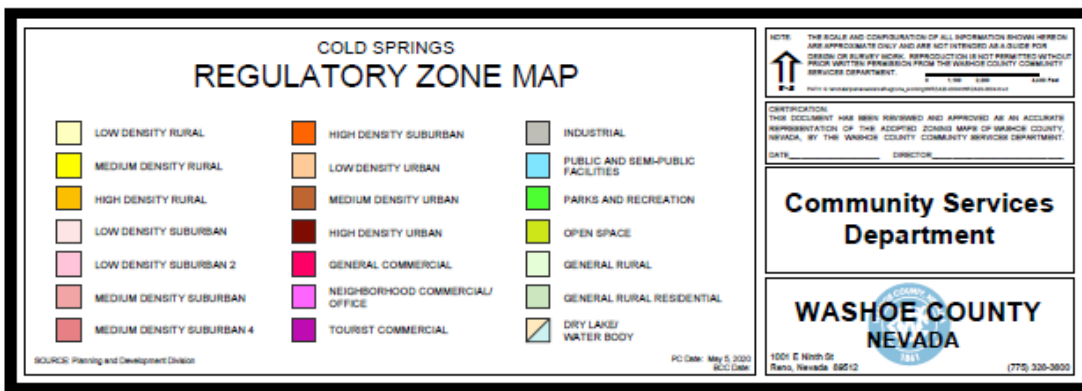
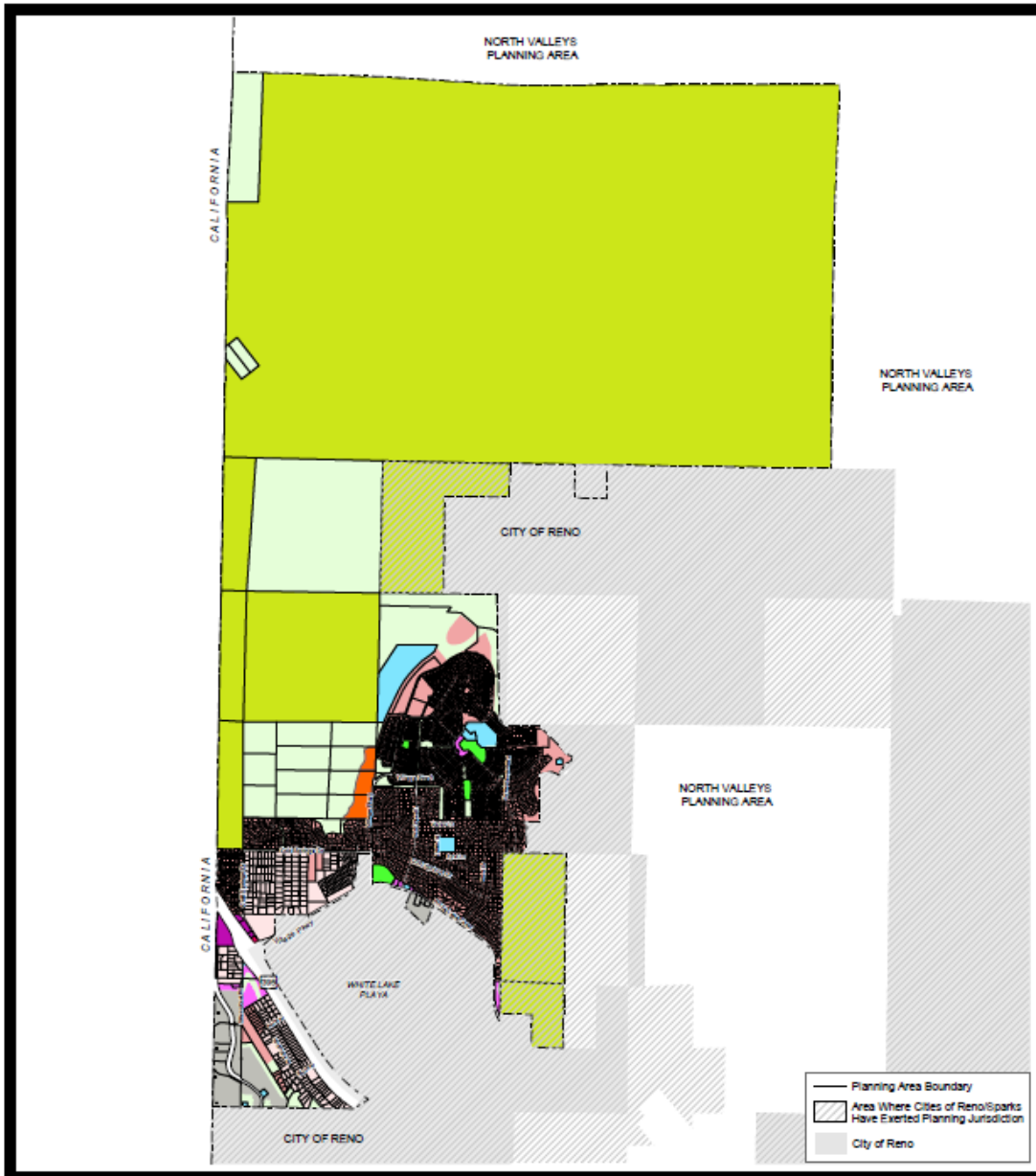
ATTEST:

Trevor Lloyd, Secretary

Larry Chesney, Chair

Attachment: Exhibit A – Cold Springs Regulatory Zone Map

Exhibit A, WRZA20-0004





WASHOE COUNTY

COMMUNITY SERVICES

INTEGRITY COMMUNICATION SERVICE

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

March 24, 2020

TO: Dan Cahalane, Planner, Washoe County Community Services Department Planning and Building Division

FROM: Vahid Behmaram, Water Management Planner Coordinator, CSD

SUBJECT: Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone)

Project description: For possible action, hearing, and discussion to approve changing the existing Medium Density Suburban regulatory zoning to High Density Suburban Zoning for 3 parcels.

Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy, Assessor's Parcel Numbers: 087-400-11, 087-400-23, 087-400-24

The Community Services Department (CSD) offers the following Water Rights conditions and /or comments regard these amendments:

Comments: The North Valleys Area Plan in part states that:
Section 110.208.35 Water Rights Dedication Requirements.

(b) Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Proof of sufficient certificated or permitted water rights, or imported water rights for other hydrographic basins, or "will serve" letters when served by a water purveyor, shall be submitted with all applications for development, including division of land maps, parcel maps, subdivision maps, special use permits, and Master Plan land use change applications in the Cold Springs Hydrographic Basin, Red Rock Hydrographic Basin, Long Valley Hydrographic Basin, Antelope Valley Hydrographic Basin, and Bedell Flat Hydrographic Basin. Applications for development that do not demonstrate proof of adequate water resources to serve the proposed development shall be rejected

The application as filed includes an intent to serve letter from Great Basin Water company, the water purveyor to this proposed project. The permit numbers identified in the will serve letter (65056-65058) are form Great Basin Water Company's permits associated with their production wells in the Long Valley Hydrographic Basin. As such these permits are not affected by the State Engineer's Interim Order # 1307, Temporary Moratorium for approval of developments dependent on the water resources of Cold Springs Valley.

The application is in conformance with the Washoe County Development Code regarding water rights and water supply.

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

April 5, 2020

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

RE: Village Parkway Rezone; 087-400-11, 23 and 24
Regulatory Zone Amendment Case; WRZA20-0004

Dear Washoe County Staff:

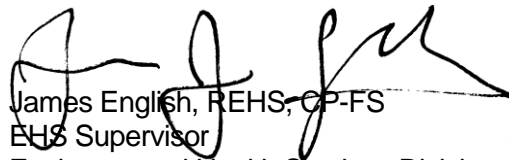
The following conditions are requirements of the Washoe County Health District, Environmental Health Services Division, (WCHD), which shall be responsible for determining compliance with these conditions.

Contact Name – James English - jenglish@washoecounty.us

- a) Condition #1: The project must be served by municipal public sewer.
- b) Condition #2: The project must be served by a municipal public water system.

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 Division
Washoe County Health District

ec: Accela File





REGIONAL TRANSPORTATION COMMISSION

Metropolitan Planning • Public Transportation & Operations • Engineering & Construction

Metropolitan Planning Organization of Washoe County, Nevada

March 24, 2020

FR: Chrono/PL 181-20

Mr. Dan Cahalane, Planner

Community Services Department
Washoe County
PO Box 11130
Reno, NV 89520

RE: WRZA-20-0004 (Village Parkway Rezone)

Dear Mr. Cahalane,

The Regional Transportation Commission (RTC) has reviewed this to approve changing the existing Medium Density Suburban regulatory zoning to High Density Suburban Zoning for 3 parcels.

The Regional Transportation Plan (RTP) identifies Village Parkway as an arterial with moderate-access control. To maintain arterial capacity, the following RTP access management standards need to be adhered to:

. Access Management Standards-Arterials ¹ and Collectors							
Access Management Class	Posted Speeds	Signals Per Mile and Spacing ²	Median Type	Left From Major Street? (Spacing from signal)	Left From Minor Street or Driveway?	Right Decel Lanes at Driveways?	Driveway Spacing ³
Moderate Access Control	40-45 mph	3 or less Minimum spacing 1590 feet	Raised or painted w/turn pockets	Yes 500 ft. minimum	No, on 6 or 8-lane roadways w/o signal	Yes ⁴	200 ft./300 ft.

¹ On-street parking shall not be allowed on any new arterials. Elimination of existing on-street parking shall be considered a priority for major and minor arterials operating at or below the policy level of service.

² Minimum signal spacing is for planning purposes only; additional analysis must be made of proposed new signals in the context of planned signalized intersections, and other relevant factors impacting corridor level of service.

³ Minimum spacing from signalized intersections/spacing other driveways.

⁴ If there are more than 60 inbound, right-turn movements during the peak-hour.

The policy Level of Service (LOS) standard for Village Parkway is LOS D. Policy LOS for intersections shall be designed to provide a level of service consistent with maintaining the policy level of service of the intersecting corridor. This project should be required to meet all the conditions necessary to complete road improvements to maintain policy LOS standards.

Since there is no development proposed with this application, RTC has no additional comments at this time. Once a development proposal is made, review of new access spacing and development of new traffic model runs based on the proposed development may be necessary to determine the impacts to the Regional Road System (RRS).

It is recommended that this development be required to provide 20 spaces for a Park-N-Ride area. The 20 spaces should be implemented near the entrance of the development so that the residents and staff in the area can easily access it for vanpool or carpool options out outlined in the Smart Trips to Work Program. This is a way to promote alternative transportation to the residents and it is beneficial to help reduce air pollution, traffic congestion, and provide the residents with incentives. For information on the Smart Trips to Work Program, please contact Scott Miklos, Trip Reduction Analyst at 775-335-1920 or email him at smiklos@rtcwashoe.com.

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

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

Sincerely,



Rebecca Kapuler
Senior Planner

Mark Maloney, Regional Transportation Commission
Julie Masterpool, Regional Transportation Commission
Tina Wu, Regional Transportation Commission
Scott Miklos, Regional Transportation Commission
Brian Stewart, Regional Transportation Commission

Village Parkway Rezone



STEVE SISOLAK
Governor

STATE OF NEVADA

DEPARTMENT OF TRANSPORTATION

1263 S. Stewart Street
Carson City, Nevada 89712

KRISTINA L. SWALLOW, P.E., Director

March 20, 2020

Washoe County Community Services Department
Planning and Building Division
1001 East 9th Street
Reno, NV 89512
Attention: Dan Cahalane, Planner

RE: Regulatory Zone Amendment Case Number WRZA20-0004 (Village Pkwy Rezone)

Dear Mr. Cahalane,

Nevada Department of Transportation (NDOT) staff has reviewed the following application and provided comments:

Regulatory Zone Amendment Case Number WRZA20-0004 (Village Pkwy Rezone)

– For possible action, hearing, and discussion to approve changing the existing Medium Density Suburban regulatory zoning to High Density Suburban Zoning for 3 parcels.

NDOT comments:

1. While the subject parcels are not adjacent to NDOT right of way, the project and proposed zoning change may have operational effects on the State highway system due to the amount of estimated peak hour trips being generated by the change (142 AM and 189 PM), and its proximity to US-395.
2. US-395 is a State maintained roadway that is functionally classified as an “other freeway”.
3. Based upon the final land use decision and project scope, the applicant may be required to provide a traffic impact study to NDOT to analyze the project’s impacts to the State highway system and any required mitigation strategies.
4. NDOT will require an occupancy permit for any work performed within the State’s right of way. Please contact the NDOT District II Permits Office at (775) 834-8330 for more information relating to obtaining occupancy permits.
5. The State defers to municipal government for land use development decisions. Public involvement for community development related improvements within NDOT right of way should be considered during the municipal land use development process. Significant improvements proposed within NDOT right of way may require additional public involvement. It is the responsibility of the applicant to perform such additional public involvement.

**WRZA20-0004
EXHIBIT E**

Thank you for the opportunity to review this application. NDOT reserves the right to incorporate further changes and/or comments as these applications and design reviews progress. Should you have any questions, please contact Alex Wolfson at (775) 834-8365.

Sincerely,

DocuSigned by:

F9FB080A68BF478...

Tara Smaltz, PE
Engineering Services Manager
NDOT District II

TMS:alw

Cc: Sondra Rosenberg, PTP – NDOT Assistant Director of Planning
Mike Fuess, PE, PTOE – NDOT District Engineer
Denise Inda, PE, PTOE – NDOT Traffic Operations
Alex Wolfson, PE – NDOT Traffic Engineering
Marlene Revera – NDOT Administration
File



Attachment C
Page 27

WASHOE COUNTY

COMMUNITY SERVICES DEPARTMENT

Regional Parks and Open Space

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

TO: Dan Cahalane, Planner

FROM: Sophia Kirschenman, Park Planner

DATE: April 13, 2020

SUBJECT: Regulatory Zone Amendment Case Number WRZA20-0004
 (Village Parkway Rezone)



I have reviewed WRZA20-0004 on behalf of the Washoe County Regional Parks and Open Space Program (Parks Program) and prepared the following comments:

If approved, this regulatory zone amendment would change the regulatory zone on portions of three parcels, totaling ±47 acres, in Cold Springs from Medium Density Suburban (MDS) to High Density Suburban (HDS). In effect, this would increase the subject site’s development potential from 3 single-family detached or 5 single-family attached dwelling units per acre to 7 single-family detached or 9 single-family attached dwelling units per acre. While portions of the parcels in question currently have a MDS regulatory zone, the remaining portions of those parcels have a General Rural (GR) regulatory zone. The subject parcels are bound to the east and south by properties with MDS regulatory zoning and to the west and north by properties with GR regulatory zoning. At present, there are no parcels in the vicinity that have a HDS regulatory zone.

Additionally, public lands managed by the Bureau of Land Management are located less than a quarter of a mile from the subject site to the north and less than a mile from the subject site to the west. As identified in the Conservation Element of Washoe County’s Master Plan, these adjacent public lands function as year-round habitat for pronghorn antelope and sage grouse, and also serve as critical winter mule deer habitat. Thus, it is important to minimize development pressure in this area.

Further, due to its proximity to open space, the subject site is considered to be located within the wildland urban interface. As recognized in the Open Space and Natural Resource Management Plan (OSNRMP), development pressure in the wildland urban interface creates unique challenges in terms of managing natural hazards, such as wildfires, as well as invasive species. It also increases pressure on wildlife. OSNRMP Recreational Resources Section Goal 6 states—*Minimize resource pressures posed by development near open space areas*—and Policy 6.1 states—*Strongly discourage high-density development near open space areas and consider the downward transitioning of densities next to or near open space areas in order to minimize resource pressure, fire danger, and other negative impacts*. The current proposal is in conflict with these policies, as it would encourage high-density development near an open space area that provides important habitat value.



INTEGRITY



**EFFECTIVE
COMMUNICATION**



**QUALITY
PUBLIC SERVICE**

Memo to: Dan Cahalane
Subject: WRZA20-0004
Date: April 13, 2020
Page: 2

While higher-density development may be appropriate in other, more centrally-located parts of Cold Springs that have better access to public transportation infrastructure and services, the Parks Program discourages increasing density on the outskirts of Cold Springs, in close proximity to public lands. The existing regulatory zone is more supportive of the Conservation Element as it better protects local wildlife populations, reduces resource pressures and lessens natural hazards risks.

Cahalane, Daniel

From: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Sent: Wednesday, April 01, 2020 3:54 PM
To: Cahalane, Daniel
Cc: Boster, Mike
Subject: RE: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

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

Dan,

Here’s a rundown of how a development with the unit output potentials you’ve provided could affect schools:

470 Dwelling Units at Medium Density Suburban, Student Generation Calculations:

	Single Family Detached	Single Family Attached
Elementary School Students	104	66
Middle School Students	40	24
High School Students	41	24

848 Dwelling Units at High Density Suburban, Student Generation Calculations:

	Single Family Detached	Single Family Attached
Elementary School Students	189	118
Middle School Students	73	44
High School Students	74	43

Below is a table containing student capacity data for the schools this development will be zoned for. The northern 2 of 3 project parcels are within the Zoning Advisory Committee’s recommended zone for the new unnamed Elementary School in Cold Springs opening Fall of 2021. The zone has not yet been approved by our Board of Trustees. The southern 1 of 3 parcels the project is anticipated for is zoned for Gomes Elementary. Until the school district can see a development map for the project it will be tough for us to make any further recommendations regarding the configuration of the zone pertinent to this development. Student capacity of schools is a factor of school zone designations.

As for circumstances at North Valleys High School, the school district is in coordination with property owners of APN 087-010-43 for a property parcel to construct a new high school as development in the North Valleys prompts its construction. Most recently the time frame of around the 2027/2028 school year is when I understood that school’s construction being considered.

School Name	Current Capacity	2024/2025	2029/2030
New ES at Cold Springs	N/A	70%	100%
Gomes Elementary	124%	80%	79%
Cold Springs Middle	70%	77%	93%
North Valleys High	96%	104%	120%

Best regards and please reply with any further questions and/or comments,

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Tuesday, March 31, 2020 12:50 PM
To: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Cc: Boster, Mike <MBoster@washoeschools.net>
Subject: RE: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

Hi Rodela,

Sorry for the delay in getting this to you. Here are the density requirements.

Affected Area – 47.19 acres

MDS – 3 single family detached dwelling units/acres, 5 single family attached du/acre

HDS – 7 single family detached dwelling units/acres, 9 single family attached du/acre

Both zones allow, by right, 1 Attached accessory Dwelling Unit (ADU) per parcel.

So the calculations are as follows

- MDS
 - Single Family Detached – 141 dwelling units
 - Single Family Attached – 235 dwelling units
 - Maximum Potential Dwellings – 470 dwelling units (235 smaller ADUs)
- HDS
 - Single Family Detached – 330 dwelling units
 - Single Family Attached – 424 dwelling units
 - Maximum Potential Dwellings – 848 dwelling units (424 smaller ADUs)
- Difference
 - Single Family Detached – 189 dwelling units.
 - Single Family Attached – 189 dwelling units.
 - Maximum Potential Dwellings – 378 dwelling units

I hope this makes it much clearer for you in determining maximum potential for the provision of services.

Regards,



Dan Cahalane

Planner | Community Services Department- Planning & Building Division

dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133

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

For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

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



Connect with us: cMail | [Twitter](https://twitter.com) | [Facebook](https://www.facebook.com) | www.washoecounty.us

From: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>

Sent: Monday, March 30, 2020 4:38 PM

To: Cahalane, Daniel <DCahalane@washoecounty.us>
Cc: Boster, Mike <MBoster@washoeschools.net>
Subject: RE: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

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Roger, thank you for the clarification.

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Monday, March 30, 2020 4:33 PM
To: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Subject: [EXTERNAL] Re: Development Review WRZA20-0004 (Village Parkway Rezone)

It's on a 47 acre area of that 124 acres

Get [Outlook for Android](#)

From: Rodela, Brett A <Brett.Rodela@WashoeSchools.net>
Sent: Monday, March 30, 2020 4:23:53 PM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Cc: Boster, Mike <MBoster@washoeschools.net>
Subject: Development Review WRZA20-0004 (Village Parkway Rezone)

[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, Mr. Cahalane,

Regarding the potential zoning change up for discussion on Village Parkway, 124.60 acres at 7 SFU/acre & 9 SFA/acre would produce 872 and 1,121 units respectively not considering roads and other infrastructure. Are these numbers sufficient for calculating anticipated impacts to schools or is there a better data point we would be better off working from?

Brett A. Rodela

GIS Analyst

Washoe County School District

Office: (775) 325-8303 | Cell: (775) 250-7762





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

March 24, 2020

Washoe County Community Services Department

C/O Dan Cahalane, Planner

1001 E Ninth Street, Bldg A

Reno, NV 89512

R: WRZA20-0004 (Village Parkway Rezone)

Dear Dan,

In reviewing the change in the existing medium density suburban regulatory zoning to high density suburban zoning, the Conservation District has the following comments.

With differences between the Truckee Meadows Regional plan and current zoning concerning the number of units being proposed; if the higher density is approved we strongly recommend providing more common space within the 47.19 acre site.

In support of the statement on page 9 that smaller home sites will appeal to residents who do not wish to maintain large yards we will require the front yards are xeriscaped.

Thank you for providing us the opportunity to review the project that may have impacts on our natural resources.

Sincerely,

Tyler-Shaffer

Cahalane, Daniel

From: Steve <slshell@charter.net>
Sent: Thursday, April 02, 2020 10:39 AM
To: Cahalane, Daniel
Subject: WRZA20-0004, Village Parkway Rezone

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

This project lies within the Great Basin Water Company Service Area.
No water is committed at this time.

Steve Shell

Water Resource Specialist II
Division of Water Resources
State of Nevada
775-684-2836

(I check in daily, but am not in the office at this time. Please leave a message. I do check it.)

Cahalane, Daniel

From: Simpson, Tim
Sent: Monday, April 13, 2020 12:32 PM
To: Cahalane, Daniel
Subject: RE: WRZA20-0004 Village Parkway

Daniel,

Only that the treatment plant is currently rated for a max day flow of 0.7 MGD and that it has had a three month average daily flow of 0.371 MGD and max day of 0.384 MGD. That leaves a remaining capacity of 0.316 MGD at the plant based on current flows. This is all the information I have available to provide.

Tim

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Monday, April 13, 2020 12:10 PM
To: Simpson, Tim <TSimpson@washoecounty.us>
Subject: Re: WRZA20-0004 Village Parkway

Could you provide more specifics?

Sent from [Outlook Mobile](#)

From: Simpson, Tim <TSimpson@washoecounty.us>
Sent: Monday, April 13, 2020 11:08:28 AM
To: Cahalane, Daniel <DCahalane@washoecounty.us>
Subject: RE: WRZA20-0004 Village Parkway

Daniel,

The size of the collection system has never held any bearing on the approval of a zone change. These things are typically worked out in the tentative map and final map phases. There is no collections system that currently exists adjacent to these parcels. Sewer capacity does currently exist for this zone change at the treatment plant.

Tim

From: Cahalane, Daniel <DCahalane@washoecounty.us>
Sent: Monday, April 13, 2020 10:53 AM
To: Simpson, Tim <TSimpson@washoecounty.us>
Subject: WRZA20-0004 Village Parkway

Hi Tim,

Could you provide me with some more detail on this application. What is the sewer availability, size of the line, capacity, etc for this development? Does the Cold Springs plant have capacity?

DESCRIPTION	
For possible action, hearing, and discussion to approve a change of regulatory zoning of ± 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS) on 3 parcels totaling ±124.6 acres. And, if approved, authorize the chair to sign a resolution to this effect.	
Applicant/ Property Owner:	Lifestyle Homes TND, LLC
Location:	West and Northwest of the intersection of Mudspring Drive and Village Pkwy
APNs:	087-400-11, 087-300-23, 087-400-
Parcel Size:	±124.6 acres
Master Plan:	Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum)
Regulatory Zone:	Medium Density Suburban (MDS), detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum.
Proposed Regulatory Zone:	High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
Area Plan:	Cold Springs
Citizen Advisory Board:	North Valleys
Development Code:	Authorized in Article 821
Commission District:	5 – Commissioner Herman



Regards,



Dan Cahalane
 Planner | Community Services Department- Planning & Building Division
dcahalane@washoecounty.us | Office: 775.328.3628 | Fax: 775.328.6133
 Visit us first online: www.washoecounty.us/csd
 For Planning call (775) 328-6100 | Email: Planning@washoecounty.us

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



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**IN THE OFFICE OF THE STATE ENGINEER
OF THE STATE OF NEVADA**

#1307

INTERIM ORDER

**ESTABLISHING A TEMPORARY MORATORIUM ON THE REVIEW OF, AND
ACTION ON, SUBDIVISION MAPS OR OTHER SUBMISSIONS CONCERNING
DEVELOPMENT AND CONSTRUCTION SUBMITTED TO THE STATE ENGINEER
IN THE COLD SPRING VALLEY HYDROGRAPHIC BASIN (100)**

I. BASIN DESIGNATION AND ORDERS

WHEREAS, the Cold Spring Valley Hydrographic Basin was designated pursuant to Nevada Revised Statute (NRS) Chapter 534 by Order 606 dated January 18, 1977.

WHEREAS, on April 22, 2010, by Order 1206, the State Engineer established a program pursuant to NRS 534.350 allowing a public water system to receive credits for the addition of new customers to its system served by a domestic well or eligible to drill a domestic well prior to July 1, 1993.

II. COLD SPRING VALLEY ADJUDICATION

WHEREAS, on February 3, 2016, the Heinz Ranch Land Company, LLC, petitioned the State Engineer to adjudicate the water rights of Cold Spring Valley. The State Engineer issued Order 1277 on June 1, 2016, commencing, the adjudication of the Cold Spring Valley Hydrographic Basin, pursuant to NRS 533.090.

WHEREAS, on August 1, 2016, by Order 1278 the State Engineer commenced the taking of Proofs of Appropriation as provided for under NRS 533.110.

WHEREAS, on February 27, 2019, the State Engineer issued the Preliminary Order of Determination in the Matter of the Determination of the Relative Rights in and to the Waters of Cold Spring Valley, Hydrographic Basin No. 100, Washoe County Nevada (hereafter "Preliminary Order of Determination").

WHEREAS, the hearing on Objections to the Preliminary Order of Determination is scheduled for January 14, 2020.¹

III. COLD SPRING VALLEY RULINGS

WHEREAS, the State Engineer has received and considered multiple applications seeking to appropriate groundwater in Cold Spring Valley.² However, the State Engineer has consistently found that the available perennial yield of Cold Spring Valley is 500 acre-feet and that the groundwater commitments exceed the available water supply.³

IV. COLD SPRING VALLEY HYDROGRAPHIC BASIN

WHEREAS, the State Engineer estimates the perennial yield of the Cold Spring Valley Hydrographic Basin is 500 acre-feet.⁴

WHEREAS, as of December 17, 2019, approximately 1,755 acre-feet of appropriated groundwater rights are committed from the Cold Spring Valley Hydrographic Basin.⁵

WHEREAS, of the 1,755 acre-feet of appropriated groundwater rights located within Cold Spring Valley, approximately 1,708 acre-feet are permitted and certificated for quasi-municipal manner of use.⁶

WHEREAS, the Preliminary Order of Determination identified 1,099.10 acre-feet of valid supplemental vested groundwater irrigation claims and 4.93 acre-feet of valid vested stockwater claims for a total of 1,104 acre-feet in the Cold Spring Valley Hydrographic Basin.⁷

¹ Notice of Hearing, September 11, 2019.

² See State Engineer Rulings 1429, 1430, 2038, 2141, 2042, 2142, 2157, 2227, 2265, 2300, 2387, 2420, 3062, 4560, 4561, 4567, 4568, 4569, 4570, 4766, and 4880, official records in the Office of the State Engineer.

³ *Id.*

⁴ F.E. Rush and P.A. Glancy, *Water-Resources Appraisal of the Warm Springs-Lemmon Valley Area, Washoe County, Nevada*, Water Resources Bulletin No. 43, (Department of Conservation and Natural Resources, Division of Water Resources and U.S. Department of the Interior, Geological Survey), 1967.

⁵ Nevada Division of Water Resources' Water Rights Database, Hydrographic Area Summary, Cold Spring Valley Basin (100), accessed December 17, 2019, official records in the Office of the State Engineer, available at <http://water.nv.gov/DisplayHydrographicGeneralReport.aspx?basin=100>.

⁶ *Id.*

⁷ See Preliminary Order of Determination, Exhibit A.

WHEREAS, the total groundwater commitments, including existing appropriations and vested claims determined to be valid in the Preliminary Order of Determination total approximately 2,859 acre-feet.

WHEREAS, supplemental groundwater rights are water rights that are available to fulfill the difference between a water right holder's surface water right delivery and the full duty of water the holder of the water right is authorized to divert under the terms of their right. In years where a surface water supply is sufficient to fulfill the total water right, no groundwater use is permitted; however, in extremely dry years, a water right holder may be authorized to divert as much as 100 percent of the supplemental groundwater right if there is no surface water to satisfy the water right.

WHEREAS, there remains great uncertainty as the total groundwater commitments within Cold Spring Valley resulting from the Cold Spring Valley adjudication proceedings, which are not yet determined.

WHEREAS, until such time as the adjudication proceedings are concluded and a final determination is made as to the quantification of the vested groundwater claims, there remains the potential for an additional 1,104 acre-feet of groundwater, or more, of additional claims to use of the groundwater within Cold Spring Valley.⁸

WHEREAS, the State Engineer has not determined, and cannot until the conclusion of the adjudication, the quantity of vested supplemental groundwater rights that will, on average, be relied upon to satisfy the totality of the surface water right(s). This quantity of water will have to be considered as a component of the total committed groundwater rights within Cold Spring Valley.⁹

⁸ The Objections to the Preliminary Order of Determination submitted by Heinz Holdco LLC submitted on May 3, 2019, seeks an expansion of the vested claims, including vested groundwater claims, based upon the State Engineer's calculations, which if accepted may increase the vested groundwater claims and associated commitments in the Cold Spring Valley Hydrographic Basin.

⁹ The historic average of necessary groundwater needed to make-up the difference between the surface water deliveries and the historic water rights has not been determined, and that calculation is necessary to determine what additional groundwater commitments exist within Cold Spring Valley Hydrographic Basin.

WHEREAS, the State Engineer does not conduct annual groundwater pumpage inventories in Cold Spring Valley; however, groundwater pumpage for quasi-municipal use within the basin for calendar year 2017 equals 1,313.16 acre-feet of groundwater use.¹⁰

WHEREAS, the predominate manner of use of water within the Cold Spring Valley being quasi-municipal use is utilized for the purpose of serving the residential population of the basin, which in 2010 was 8,544 persons.¹¹

WHEREAS, within the Cold Spring Valley, there are approximately 3,110 individual households, and of those, 83.8-percent of those households are owner occupied.¹²

V. AUTHORITY AND NECESSITY

WHEREAS, NRS 533.024(1)(c) directs the State Engineer “to consider the best available science in rendering decisions concerning the availability of surface and underground sources of water in Nevada.”

WHEREAS, given that the State Engineer must use the best available science and manage the water resources in the Cold Spring Valley Hydrographic Basin, consideration of any development of long-term, permanent, uses that could ultimately be curtailed due to lack of water availability must be examined with great caution.

WHEREAS, the perennial yield of the Cold Spring Valley Hydrographic Basin is 500 acre-feet, and existing water rights within the basin exceed the perennial yield of the basin.

WHEREAS, the urbanization and development in the basin continues and uncertainty as to the quantity of water under vested groundwater claims before the State Engineer cannot be determined with finality until the conclusion of the Cold Spring Valley adjudication proceedings.

¹⁰ As reported by Great Basin Water Company, who is the holder of all quasi-municipal rights in the basin, official records in the Office of the State Engineer.

¹¹ See United States Census Data available at <https://www.census.gov/quickfacts/fact/table/coldspringscdpnevada/PST045218> (last accessed December 10, 2019).

¹² *Id.*

WHEREAS, existing groundwater pumping within the Cold Spring Valley Hydrographic Basin is documented to be at least 1,313.16 acre-feet in 2017, with the majority of that water serving residential developments within the Basin.

WHEREAS, the State Engineer has a duty to exercise caution where there is uncertainty and that the exercise of such caution is particularly prudent where the existing reliance on a water resource is by households where mismanagement may subject such communities to curtailment or regulation of water rights by priority of rights.

WHEREAS, the State Engineer must consider that any new development will be reliant on the groundwater supply for innumerable years to come.

WHEREAS, the State Engineer finds that he has a duty to take proactive steps to assure the best management practices exist in a basin so as to prevent against perpetuating or imposing an avoidable problem.

WHEREAS, there is great uncertainty as to the precise extent of the development of existing appropriations of groundwater within Cold Spring Valley that may occur without conflicting with existing senior rights.

WHEREAS, the State Engineer is empowered to make such reasonable rules and regulations as may be necessary for the proper and orderly execution of the powers conferred by law.¹³

WHEREAS, within an area that has been designated by the State Engineer, as provided for in NRS Chapter 534, where, in the judgment of the State Engineer, the groundwater basin is being depleted, the State Engineer in his or her administrative capacity may make such rules, regulations and orders as are deemed essential for the welfare of the area involved.¹⁴

¹³ NRS 532.120.

¹⁴ NRS 534.120(1).

VI. ORDER

NOW THEREFORE, IT IS HEREBY ORDERED that:

1. During the pendency of this Interim Order:
 - a. A temporary moratorium is issued holding in abeyance decisions on any subdivision or other submission concerning development and construction (hereafter “project”) submitted to the State Engineer after December 18, 2019, for review, pending a Decree in the Cold Spring Valley adjudication to allow the State Engineer to determine the quantity of groundwater available without conflicting with senior rights and assuring an available water supply exists to serve the needs for the anticipated life of the project.
 - b. The State Engineer may review and grant approval if a showing can be made to the State Engineer’s satisfaction that an adequate and sustainable supply of water, other than groundwater within the Cold Spring Valley Hydrographic Basin, is available to meet the needs and anticipated life of the project.
2. Any stakeholder with interests that may be affected by water right development within the Cold Spring Valley Hydrographic Basin may file a report in the Office of the State Engineer in Carson City, Nevada, no later than the close of business on Tuesday, March 31, 2020. Reports filed with the Office of the State Engineer should address:
 - a. The perennial yield of the Cold Spring Valley Hydrographic Basin, defined as the quantity of groundwater that may be withdrawn from the Basin each year over the long-term without depleting the groundwater reservoir;
 - b. Whether the quantity of groundwater that may be withdrawn each year over the long-term is sufficient to meet the needs of the current commitments within the Cold Spring Valley Hydrographic Basin; and,

- c. Whether the location of groundwater withdrawals and recharge within the Cold Spring Valley Hydrographic Basin impact the quantity of water that may be sustainably developed within the Basin.
3. The State Engineer may, in his discretion, schedule an administrative hearing no later than the month of May 2020 to take comment on the submitted reports.



TIM WILSON, P.E.

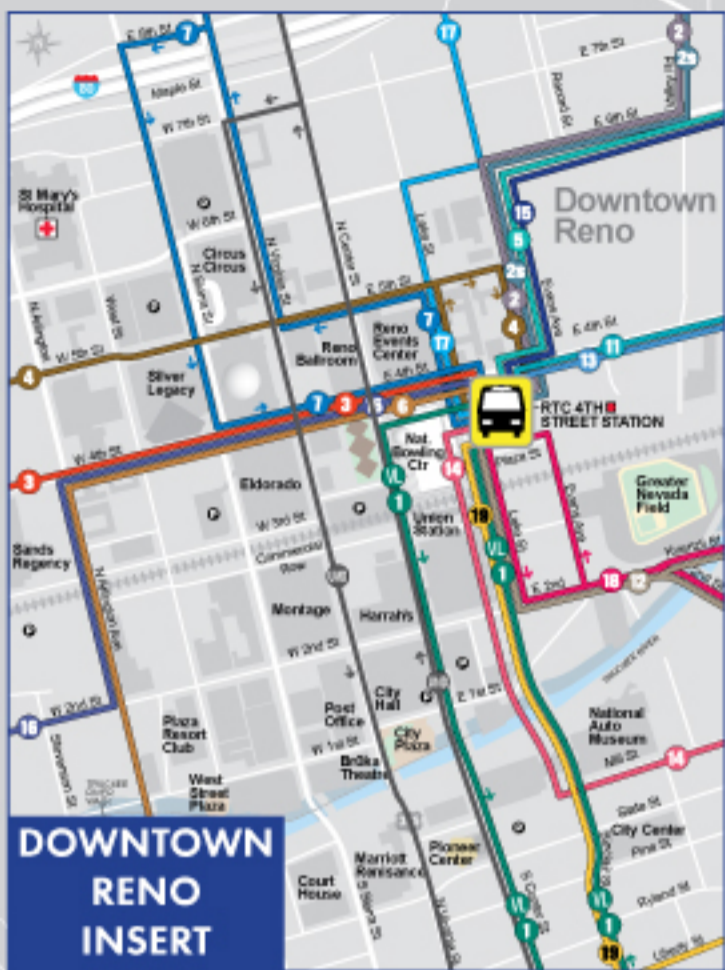
State Engineer

Dated at Carson City, Nevada this

20th day of December, 2019.



System Map
rtcwashoe.com



**DOWNTOWN
RENO
INSERT**



**RTC FlexRIDE
Service Area**

RTC BUS ROUTES

- 11** RAPID LINCOLN LINE - FOURTH - PRATER
- 17** RAPID VIRGINIA LINE - VIRGINIA STREET
- 18** UNR-MIDTOWN DIRECT - MIDTOWN/VIRGINIA STREET
- 1** SOUTH VIRGINIA STREET
- 2** NINTH - SILVERADO - RTC CENTENNIAL PLAZA
- 2s** EAST NINTH - WEST SPARKS
- 3** KINGS ROW - SKY MOUNTAIN
- 4** WEST SEVENTH
- 5** SUTRO - SUN VALLEY
- 6** ARLINGTON - MOANA
- 7** STEAD
- 9** KIETZKE
- 11** FOURTH - PRATER
- 12** TERMINAL - NEIL
- 13** VA HOSPITAL - GROVE
- 14** EAST MILL
- 15** SUTRO - WEDEKIND - TMCC
- 16** IDLEWILD
- 17** LEMMON VALLEY
- 18** GLENDALE GREG
- 19** WELLS - AIRPORT
- 21** SPARKS MARINA
- 25** EAST PRATER - BARING
- 54** SPARKS - MEADOWOOD
- 56** SOUTH MEADOWS - DAMONTE RANCH

MAP NOT TO SCALE

Legend

- Transfer Center
- FlexRIDE Area
- Pass Outlet
- Point of Interest
- Direction of Travel
- Medical Facility
- School

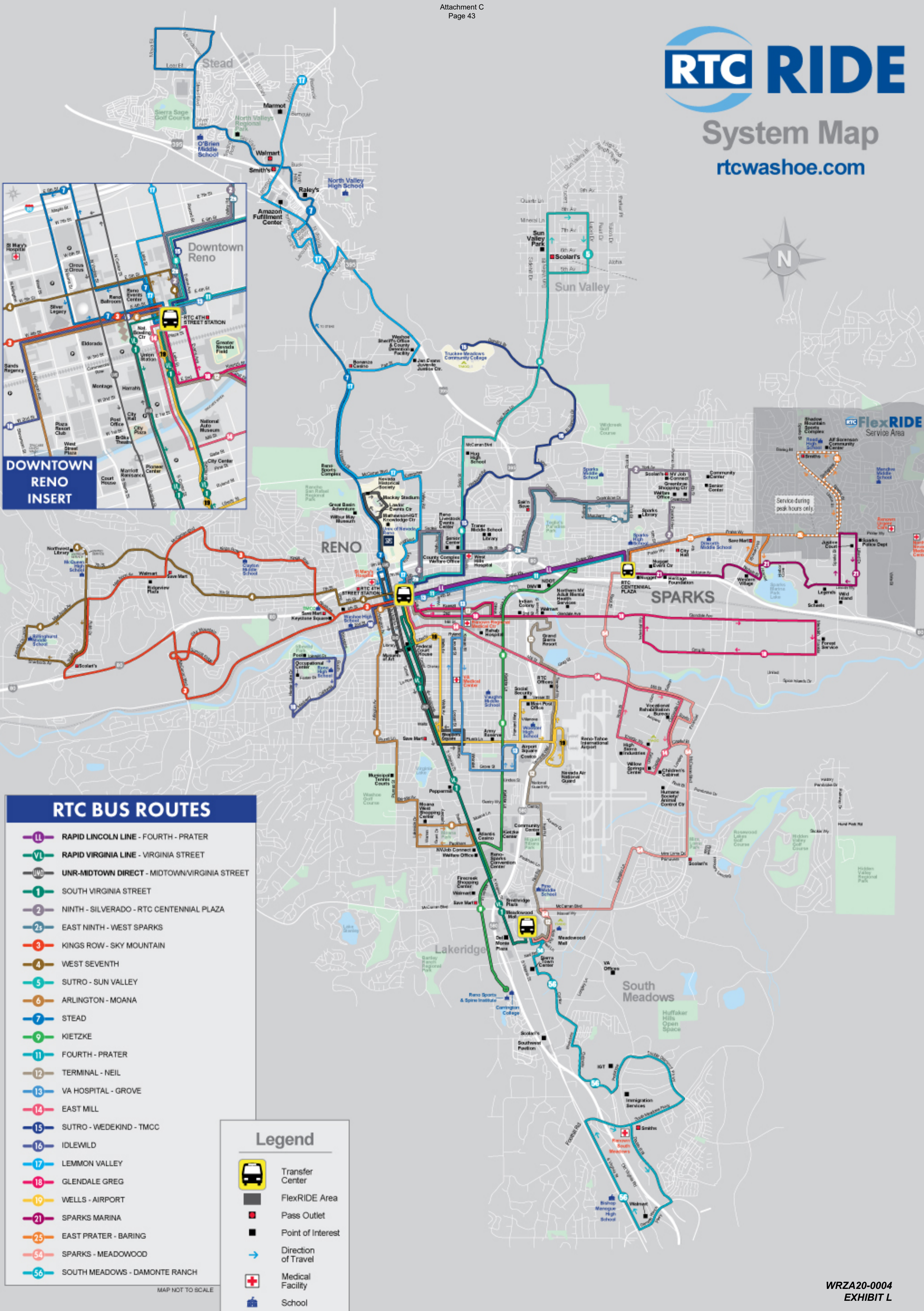


Exhibit M

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 750-foot radius of the subject property, noticing 219 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

April 15, 2020

RE: Village Parkway – Regulatory Zone Amendment 03/16/2020

Opposition to the proposed zoning change on Village Parkway

The following information and opinion reflect the negative effect and disregard for the character and vision of the Cold Spring Valley in Washoe County, Nevada.

According to the Washoe County Master Plan: Cold Springs Area Plan -

“Vision To be a balanced and diverse community that offers a range of lifestyles and economic opportunities while respecting the private property rights, unique character, and natural resources of the Cold Springs Valley.”

“Over the next 20 years, the Cold Springs planning area will continue to experience and accommodate suburban development of moderate density (e.g. 3 dwelling units per acre or less) along with the development of small-scale local serving commercial uses.”

The proposal to change 47.19 acres off of Village Parkway from Medium-density to High-density zoning goes completely against the Vision and Character of the Cold Springs Valley. As it states in the proposal, ‘the land adjacent to the proposed site is single family suburban residential to the east, south, and northeast, and large-lot residential to the north and west.’ These adjacent properties are medium density to low density. If this high density is approved, the change will cause many negative effects to many residents that have resided in the immediate areas for over 20 years.

- Significantly reduce property value of the area
- Block views of adjacent properties
- Noise Pollution in a rural setting
- Traffic Pollution – more traffic on top of already approved developments that use the roadways.

Why this proposal is not in the best interest to Cold Springs Valley -

No Actual development proposal -

The proposal states “there is no development proposed at this time.” Since the developer does not give specific plans for the use of this land, Washoe County Planning should not be able to allow approval due to the lack of information. This lack of information does not allow Washoe County Planning the ability to see if the land use will fit within the Vision or Character of the Cold Springs plan. High-density in itself does not fit the “20-year plan” of “moderate-density - e.g. 3 dwellings per acre or less.”

Maintain Open Vistas – Maintain open vistas and minimize the visual impact of hillside development.

Policies CS.4.1 – E - Ensure that the scenic and ecologic qualities remain (see Cold Springs Area Plan)

The proposal encroaches on the Peterson Mountain Range and access to the mountain. Peterson Mountain is the backdrop of Cold Springs Valley. Many residents enjoy the view, hiking and recreation of this mountain. By developing the base of this area, this will destroy many aspects of this valley, whether it is those that live close or across the valley.

This area is accessible not only for residents, but for the fire departments as well. Peterson Mountain has had several fires over the years and the east side roads are access for large fire trucks and equipment. The proposed new development will increase the wildland urban interface potential in the event of a large wildland fire.

Misinformation in their proposal –

Proposal gives “potential impacts” according to “approximately 189 units”; however, in the Great Basin - Intent to Serve, it states “Utility service provider intends to service the proposed development with potable water service for 329” units. This opposing statement shows the developer is actually proposing high-density with potential impact of more than what is being publicly proposed. This misinformation would be a major difference of 7 units per acre rather than 4 units per acre. To achieve the 7 units per acre, this would be 3-story buildings or higher; which is not allowed in the Cold Springs Valley Master Plan.

Water Impact –

In December 2019, Tom Wilson State engineer and highest-ranking water official, signed an order declaring a moratorium on approving new subdivision maps if the development would rely on groundwater pumped from the Cold Spring Valley (RGJ Dec. 20, 2019). This information should show any development, especially high density would put even more strain on the Cold Springs water reserves. Many officials are concerned that Cold Springs Valley is already over-appropriated.

Traffic Impact –

Village Parkway is the main roadway into Lifestyle Homes. Adding this additional high-density traffic will only cause more traffic noise and congestion to the already established homes. According to the proposal with the estimated 189 units, there would be 1799 average daily trips. If the actual number of units proposed to Great Basin Water is 329 units, then the daily average trips would increase to possibly 3131 average trips per day. This estimated traffic does not include what is already approved from Washoe County for development in Cold Springs. The 395 corridor to and from Reno is another challenge that needs to be addressed before approval of more development.

Conclusion –

My property is directly affected by this proposal and I have lived in my home for 23 years. I also grew up by Nancy Gomes Elementary School, so most of my life has been in Cold Spring and have watched it grow. I am a business owner and I understand building and development; however, new development should comply with the Character and Vision of the Cold Springs valley.

High-density is not needed in Cold Springs. We already have a very diverse community of people and homes. Apartments, condos, or townhomes are not necessary. I understand the land is zoned for medium-density and always a possibility it may be developed, but medium-density development would “match” the existing area and homes. Most people purchase in Cold Springs for the open areas and beautiful views. If people want “tiny-home” living there are many available areas in the North Valleys or Reno/Sparks to accommodate them.

This proposal is not aimed at bettering Cold Springs. This development is only in the best interest of the developer. Since only 47.19 acres of the 124.6 acres would be easily developed, it is more cost effective for the developer to put high-density and build close together and higher to make the project more cost-effective and profitable. If the developer were to build medium-density housing, he would not have a very profitable area; therefore, making the proposed development not profitable. Profit should not be the reason this area is developed or a change in zoning.

Sean and Stacey Dinan



From: [saddle4me](#)
To: [Cahalane, Daniel](#)
Subject: More building in cold springs
Date: Thursday, April 23, 2020 12:20:10 PM

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

Two things that I cant believe you type people keep approving is more housing and now apartments in this little valley,with no thought about the road systems and getting to work in Reno, so it dont take an hour to get to Reno ,normally should take no more than 20 mins,I myself have to get up at 430am just to beat all the damn traffic to be at work at 730, since there has been no roads work or plans until 2022 if that's true to add some lanes between cold springs and stead. The traffic is horrible, and the drivers are the rude type and young where they dont have respect for other drivers.. we need roads before all these houses and appartments.. and the 2nd thing is noise pollution, if I had the money I'd move but for now I'm stuck,I'm not a rich person to live in south Reno.. The road behind my house ,the noise starts at 4 am and dont get quite until around 9 am or so then starts back up at 3 to 8pm and now you want to approve appartment to add to all this, I know this wont help because money talk and that's all the government people see is Money signs,but I at least feel better saying my peace, and I'm not the only person that think my way... we need road system first then worry about building and adding more cars..I am working on moving out of this county...To bad we cant get someone in this government that doent just think of money and thinks of the people and the areas that they are ruining.. thanks for your time,if you even read this.. Jonnie Tingley Mideiros

Sent from my Verizon, Samsung Galaxy smartphone

Cahalane, Daniel

From: Lisa Berryman <Lisa.Berryman@patagonia.com>
Sent: Wednesday, April 15, 2020 11:50 AM
To: Cahalane, Daniel
Subject: Cold Springs rezone

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

Hi there,

First off thank you for taking the time to read my email. I wanted to reach out as a homeowner here in cold springs about the possible rezoning to high density. Like most residents out here, I too am against this proposal. I hope you can consider a few things before making a decision.

Most people who live in Cold Springs choose to because we are trying to get away from the congestion of city life and apartment/renting people, with this proposal you will be introducing this to our small community. We have spent our life savings on finding a place we feel comfortable to live and raise our children. With having this rezoned to high density not only are you adding more people than the area can currently handle but you are adding in added crime. Like most people I have live in an apartment and a townhome and it was awful, not only are you dealing with added noise but my car was consistently vandalized and broken into. Right now I feel safe and can leave my doors unlocked and I don't have the added stress or extra costs of having to fix these issues.

Like most people I also have a kid at home to think about, not only will daycare, element and the middle school be over crowded with the extra housing you are proposing. Being in Cold springs we only have a few options as far as schools go, so to sacrifice the added bodies so you can throw up some apartment seems a bit selfish to the community who has built their home here. Not only are you going to overcrowd the schools but now our neighborhood is not as safe as well. We also don't see a lot of police coverage out here unless a call is made, so with the halt in hiring I don't see police coverage being very great either.

Please also consider we are on a shared well system out here also so with more people you are potentially contaminating our ground water, or even depleting our resources at that. Along with resources the Mayor has decided to build so much in the North valleys it is almost impossible to go grocery shopping as the closest grocery stores are in Lemon valley, so with the added bodies you decided to add with the building in lemon valley and stead you are making it impossible for us to live a simple life. We also do not have the infrastructure to support the added volume given the housing in lemon valley and stead the freeway can not handle the amount of cars on the road. On any given day of the week I sit in traffic at lemon valley for 30 minutes just to get to redrock. It is a shame that the mayor is making all these calls to build in the north valleys when we do not have the option to vote who is the mayor, this seems a bit shady.

Please consider this is our home and families you are looking to disrupt. We all live out here because we love it, it is quiet away from crime and congestion, you are looking to add that to our lives. I hope while you sit in this meeting you consider the repercussions of your choices and perhaps you can act like this is your home as well and how it may affect you.

Thank you again for taking the time, it is truly appreciated.

Cheers,
Lisa Berryman

Cahalane, Daniel

From: EMILIE PECKA <emiliepecka@gmail.com>
Sent: Wednesday, April 15, 2020 1:00 PM
To: Cahalane, Daniel
Subject: VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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

I in NO WAY support this change to High Density Suburban. There is no bus service out to Cold Springs, Traffic already overloaded in the North Valleys on 395 AND village parkway can not handle to excess traffic.

Cahalane, Daniel

From: Shannon Monticelli <shannon.monticelli@yahoo.com>
Sent: Friday, April 17, 2020 9:19 AM
To: Cahalane, Daniel
Subject: Regulatory amendment in coldsprings Case # WRZA20-0004

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

Good Morning,

Thank you for keeping me updated. I do have a question. If the zone is changed does this give them the right to put apartments or condos etc. on there? I have lived here for 40 years and this area on the map is right in my back yard. The traffic is already tremendously busy and also what about our water supply? Is this something we can stop? .Cold springs is already full! This little area of desert left is used by people everyday hiking or people walking and enjoying the mountain and the desert. This would be a horrible spot for growth due to all the traffic already coming down that road. Again I appreciate all your help in this matter.

Shannon Monticelli

Cahalane, Daniel

From: brsreno@yahoo.com
Sent: Friday, April 17, 2020 2:10 PM
To: Cahalane, Daniel
Subject: cold springs development

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

re:
A 40 acre property out in cold spring has been for people that want their space and build their home for social distancing.

There are allowed subdivisions of the property, and a developer has purchased three of the 40 acre parcels bordered by :
public land, end of one subdivision at white rock, along the street that backs the mobile homes on one-third acre, and just prior to the developers subdivision leading toward the waste water treatment plant.

The proposal is to only use the more level portion of their acreage, leaving more than half open.
Concerns and view:

1. Please continue to allow easement access to the popular hill and trails up the sides of that mountain.
2. When density level is finalized, be sure it is based on actual land to be developed and not an average of the total available land. For example, if 11 of the 40 acres are developed at 3 per acre, that would be just over 33 units. Not 120 units per parcel.
3. Diversity of housing choices. This is needed at some point, but Cold Springs has not had the base services brought out here yet.
 - There are two places to eat, Bordertown, and Village Grill. Village grill reported a no compete clause, so no other restaurants will be going in that area
 - There are 3 convenience stores, and one family dollar store. There are a few fresh vegetables available consistently at Spring Mart.
 - The closest grocery store is three valleys away in Lemmon Valley.
 - The closest pharmacy is in Lemmon Valley
 - there is a senior meal program that comes to the community building weekdays and a member gym at the family center that provide paid service. There are no other activity venues like theatre, bowling, dance hall, swimming.
 - There is no bus service. There is no access to RTC Rideshare , RTC Access, Flexride, or any of the public services available.Taxi and Uber are expensive to Cold Springs.
4. Traffic along Village Parkway. The two intersections on Cold Springs Drive (2) , and While Lake Parkway will find it even more difficult to cross or merge onto Village Parkway to travel towards the freeway at Chucks market/ Bordertown. I know of many residents that are having increased difficulty turning onto Village parkway because of increased traffic.

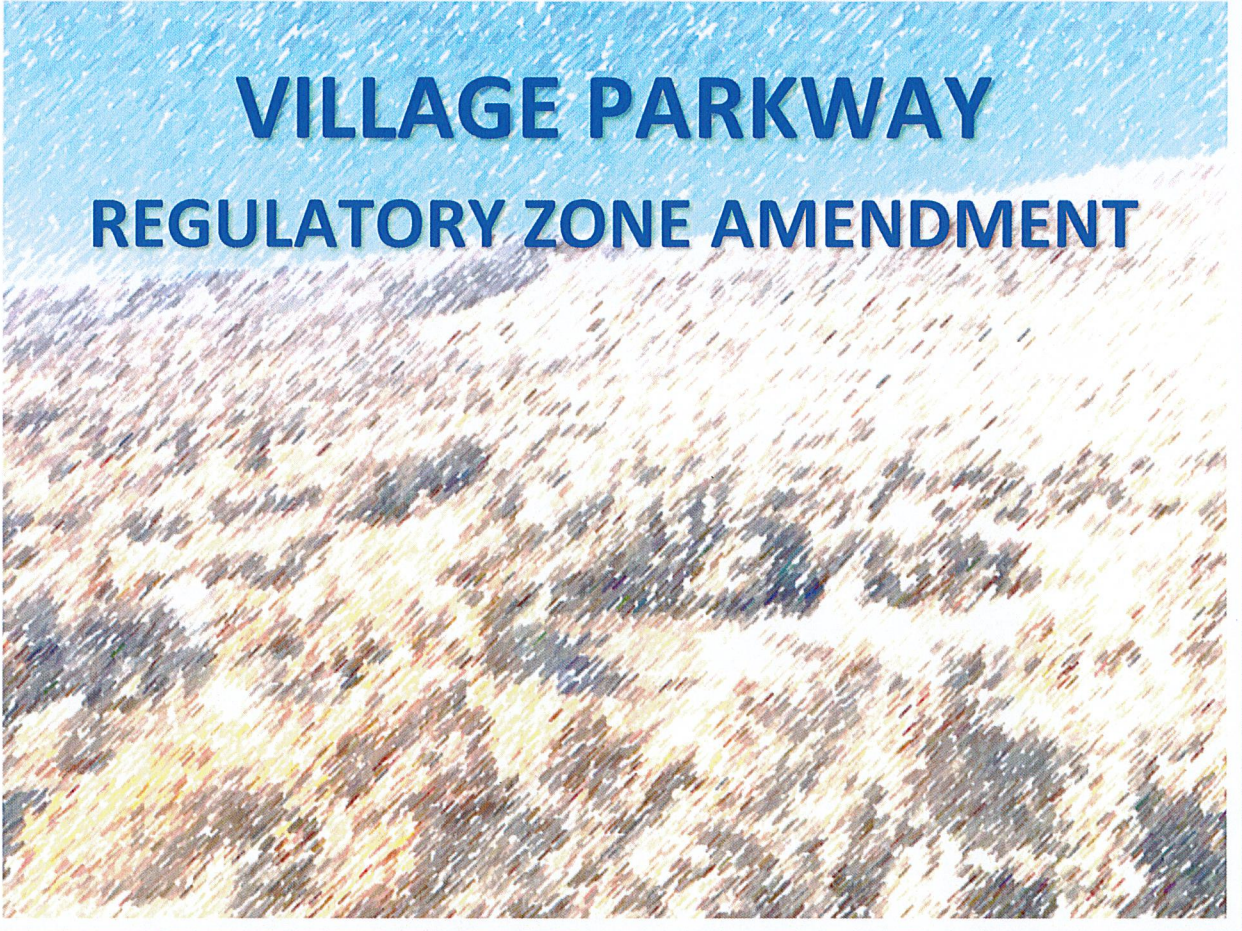
5. There is only one paved road into and out of Cold Springs Valley. This is interstate 395, with a current speed limit of 65 mph. There are no paved surface roads that leave the @valley towards Reno for those not wanting to drive at freeway speeds. There have been accidents and fires along and on this highway between Cold Sorings and Red Rock, choking off all paved access to the valley.

The valley does not have services, access, to support high density, city like housing. 3-5 per actual built acre, or housing with granny flats is appropriate.

I am an advocate for granny flat, or in-law cottages allowed on property one-third acre or larger. Allowing care for family with support in place.

Again, Cold Springs has not received the services needed to support diversity in housing that increases units per acre to high density. There is not the infrastructure in place or planned to support the potential clients. I support logical, well planned, integrated growth.

Barbara Stinson
Resident, Cold Springs since 1995



VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Prepared by:



March 16, 2020

VILLAGE PARKWAY

REGULATORY ZONE AMENDMENT

Prepared for:

Lifestyle Homes TND, LLC
4790 Caughlin Parkway, Suite 519
Reno, Nevada 89519

Prepared by:

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

March 16, 2020

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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- Owner Affidavit
- Regulatory Zone Amendment Application
- Property Tax Verification
- Great Basin Water Company Intent to Serve Letter

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Introduction

This application includes the following request:

- A **Regulatory Zone Amendment** to rezone 47.19± acres from Medium Density Suburban (MDS) to High Density Suburban (HDS).

Project Location

The Village Parkway properties (APN #'s 087-400-11, 23, and 24) consist of 124.6± acres located on the west side of Village Parkway, north of Cold Springs Drive in the Cold Springs Area Plan. Mud Springs Drive (private) traverses the site along the eastern property boundary. Figure 1 (below) depicts the project location.

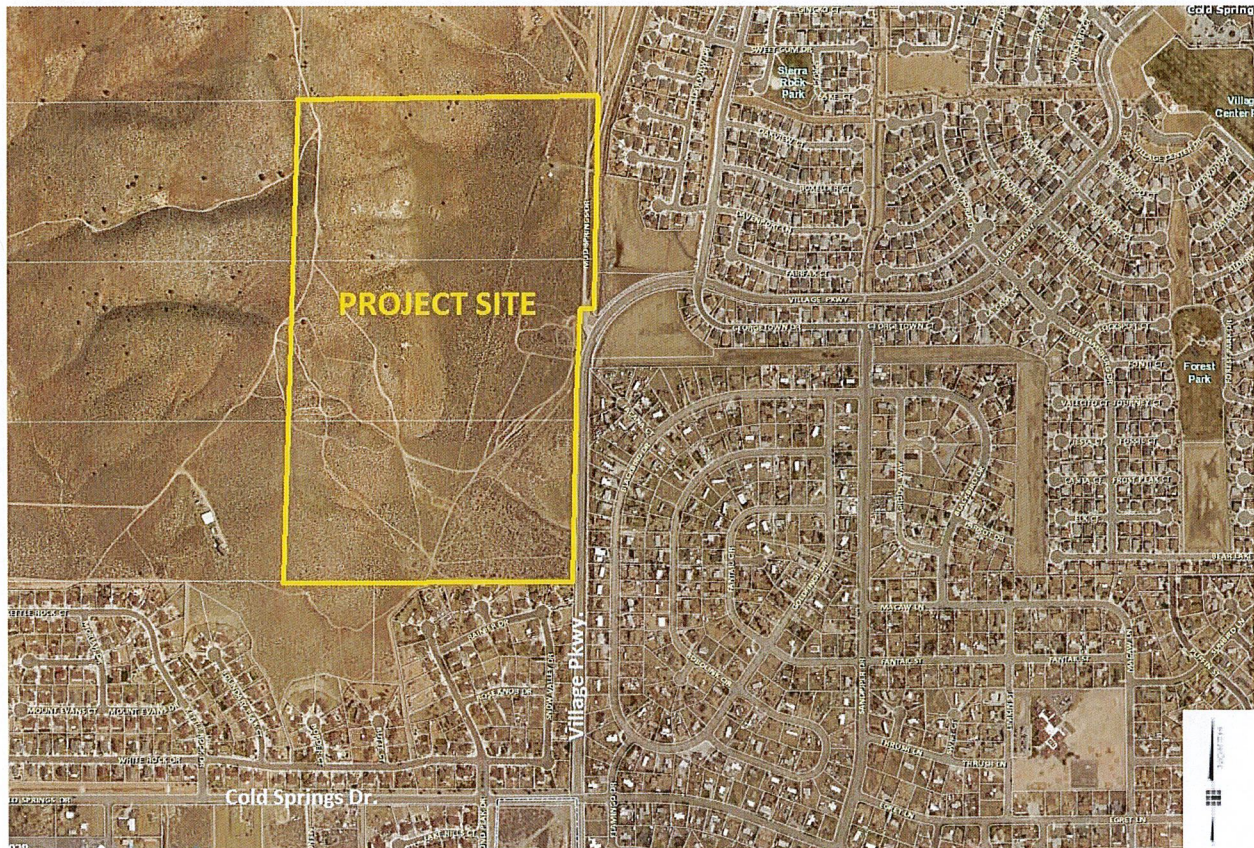


Figure 1 – Vicinity Map

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Existing Conditions

Currently, the project site is vacant. The western side of the properties is characterized by steep slopes and a ridgeline that separates the parcels from large lot residential uses to the west. The eastern portion of the property is relatively flat and easily accessed from Village Parkway. Surrounding land use included single family suburban residential to the east, south, and northeast, and large-lot residential to the north and west.

The site topography is reflected in the current Master Plan designations for the site. The western portions of the property are designated as Rural while the eastern half of the site is Suburban Residential. Figure 2 (below) depicts the existing Master Plan designations for the site and surrounding area.

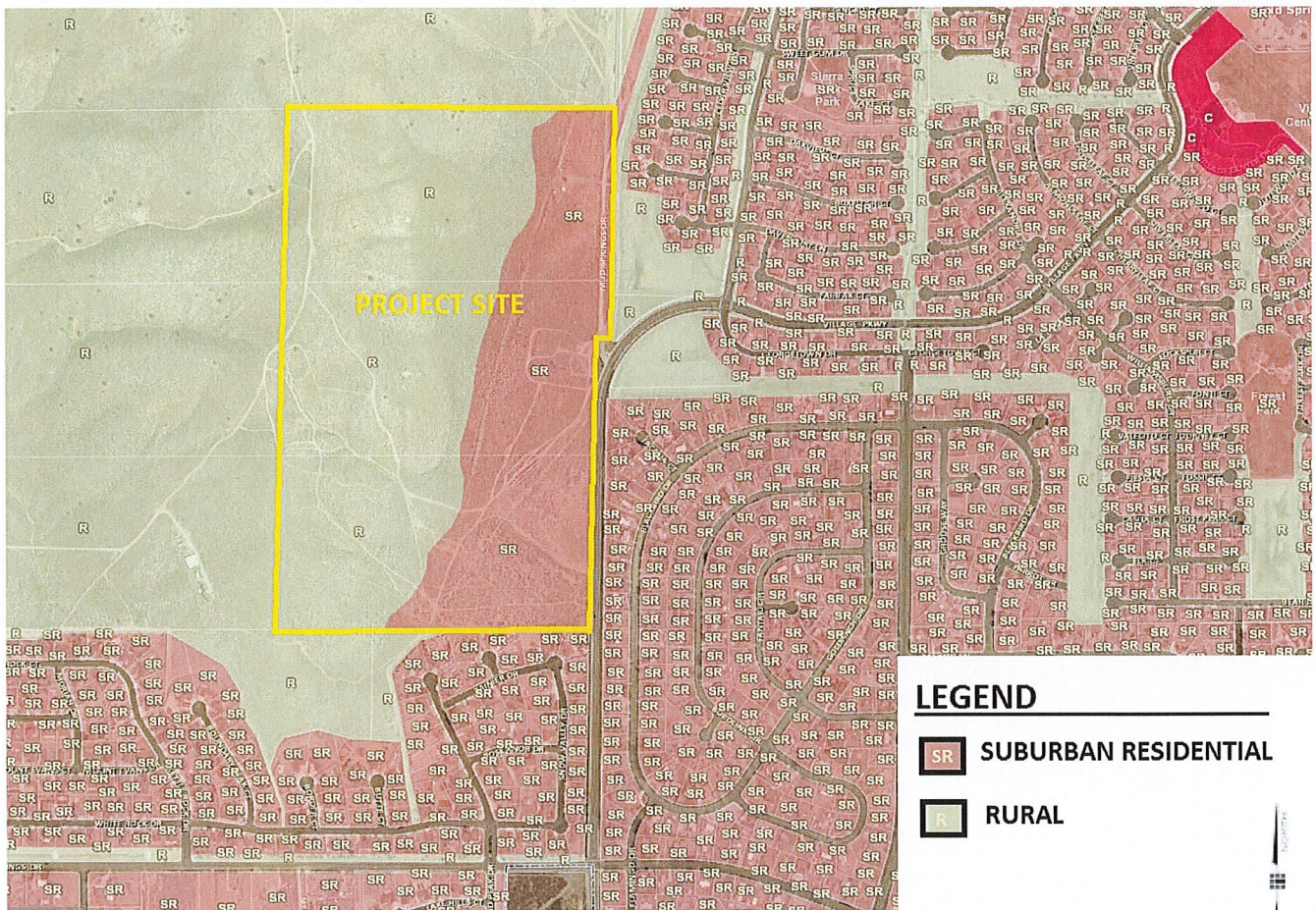


Figure 2 – Master Plan Land Use

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Figure 3 (below) and 4 (following page) depict the existing onsite conditions.

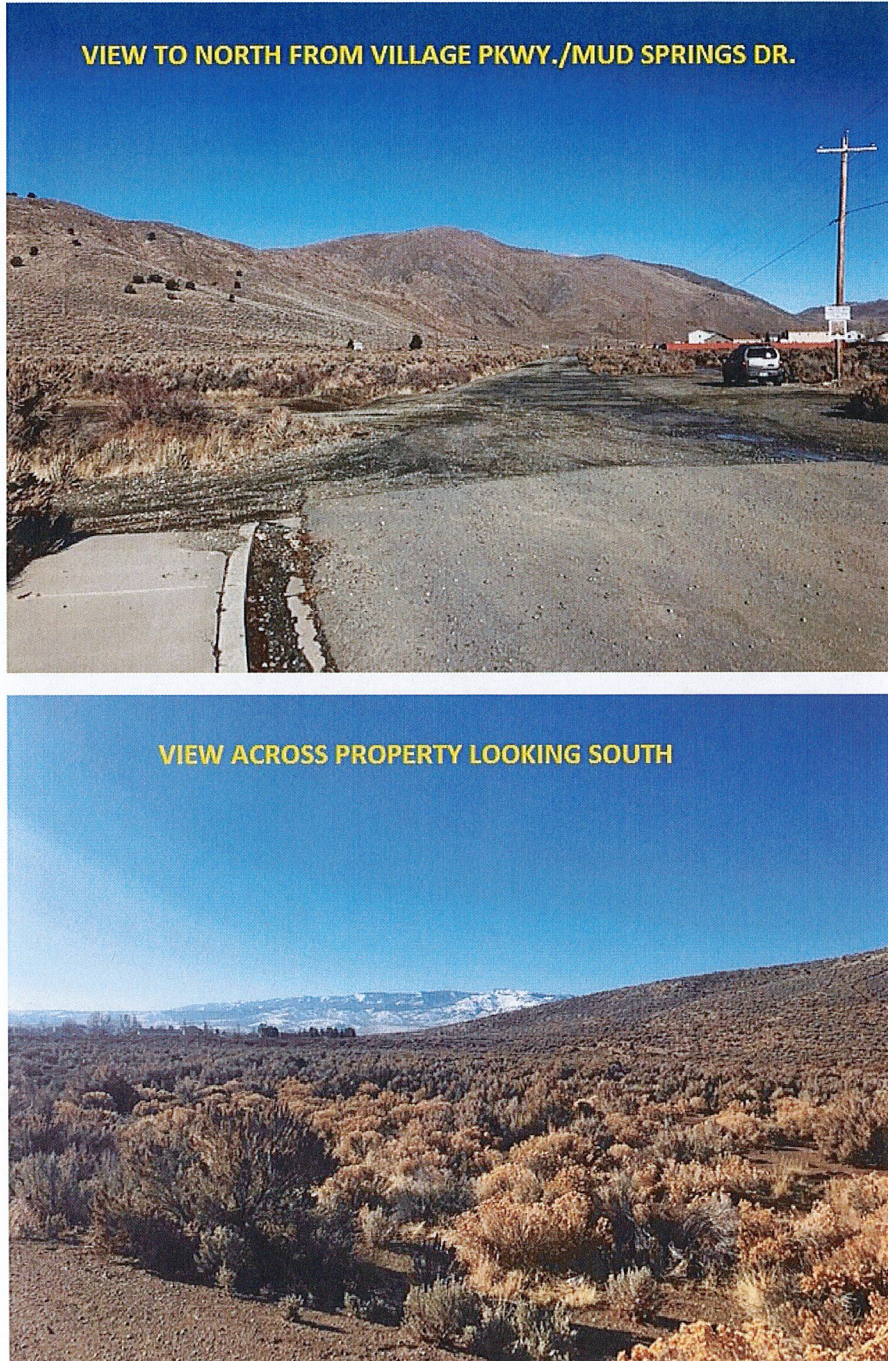


Figure 3 – Existing Conditions

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

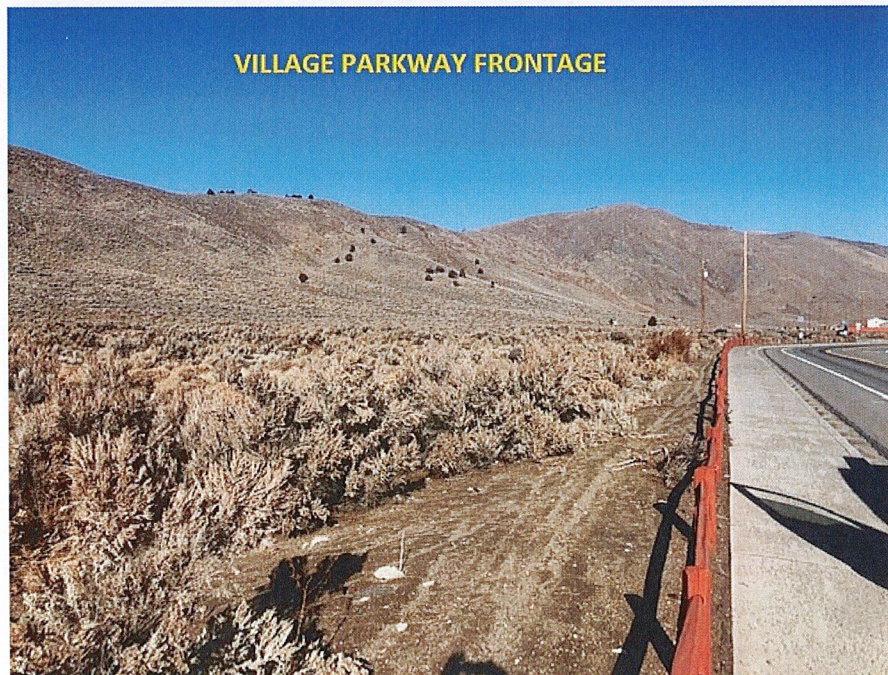
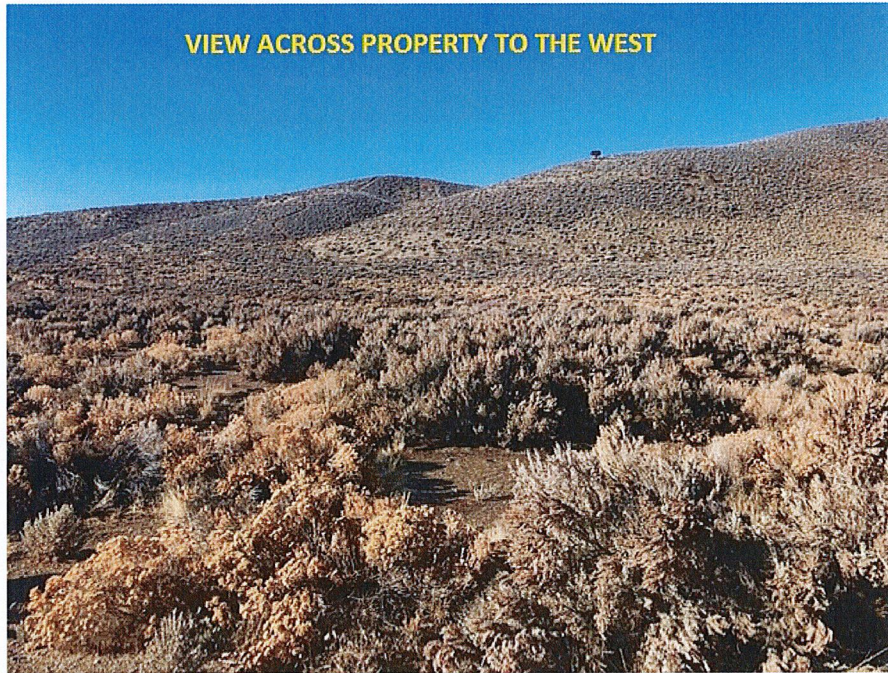
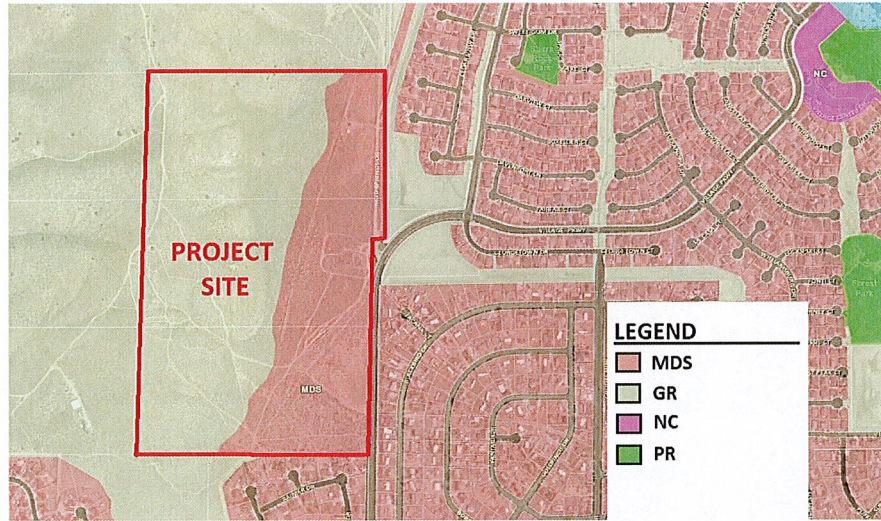


Figure 4 – Existing Conditions

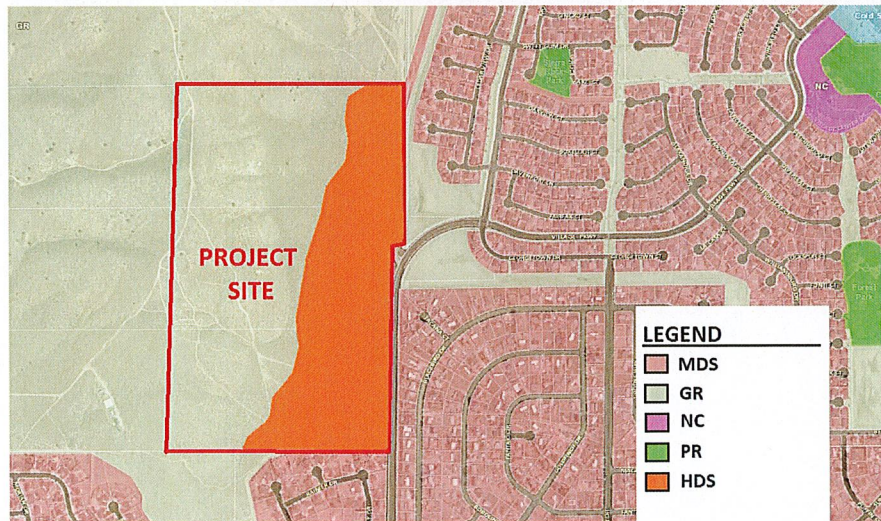
VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Request Summary

This application includes a request for a Regulatory Zone Amendment to redesignate the eastern portion of the site from Medium Density Suburban (MDS) to High Density Suburban (HDS). This includes the 47.19± acres located along Village Parkway, extending west to the base of the ridgeline. No zoning changes are proposed for the western portion of the site (77.41± acres). This area would retain the current General Rural (GR) zoning. Figure 5 (below) depicts the existing and proposed zoning for the subject parcels.



Existing Zoning



Proposed Zoning

Figure 5 – Existing/Proposed Zoning

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

There have been numerous changes within Cold Springs and the region that warrant the requested amendment. To begin with, the current Area Plan has not been updated in nearly 10 years. Since the adoption of the plan, the Woodland Village project has been nearly built out. Additionally, there has been significant employment growth in the North Valleys. Due to its close proximity, Cold Springs is a desirable home location for those employed within the North Valleys employment centers. However, with Woodland Village nearing completion, there is limited housing supply available. When coupled with the current regional housing crisis, there is strong justification for additional housing density with the Cold Springs Area Plan.

Another consideration in support of the requested amendment is the lack of housing diversity in Cold Springs. Currently, the majority of the Area Plan only allows for 3 dwelling units per acre (with some limited exceptions). As a result, there is little diversity in new housing types. By creating a zoning mix that allows for higher density, new product types can be introduced, diversifying the overall market offerings and appealing to a wider range of the market population.

The proposed HDS zoning will allow for up to 7 dwelling units per acre. This density will permit single family uses on smaller homesites that appeal to residents that do not wish to maintain large yards, retirees, etc. It is also important to note that lots within Woodland Village to the east and northeast are smaller than 1/3 acre even though they are zoned MDS (through common open space provisions). Thus, the density proposed is not out of character with the surrounding area. As noted previously, steeper portions of the site and the ridgeline located at the western side of the parcels are excluded from this application. These areas would remain GR and serve to separate the intensified portions of the property from more rural areas to the west.

The 2019 Truckee Meadows Regional Plan update also represents a significant change in policy that supports the proposed amendment. Until the recent adoption of the updated Regional Plan, properties within the Truckee Meadows Service Area (TMSA) that were within unincorporated Washoe County were limited to no more than 5 units per acre. Washoe County officials had voiced concern related to this policy for many years as this density cap often conflicted with densities permitted under the County's Master Plan, and essentially encouraged suburban sprawl. The Regional Plan now allows for a wider range of zoning/densities as long as the zoning complies with the underlying Master Plan designation in place at the time of Plan adoption (Tier 3 criteria). The requested HDS zoning is a conforming zone with the existing Suburban Residential Master Plan designation.

It is well known and documented that northern Nevada is in the midst of a housing crisis. Tremendous employment growth and planned employment centers have brought thousands of new jobs (and residents) to the region. As demand for housing has increased, availability of new housing supply has remained fairly stagnant. This has resulted in significant price increases. The resulting lack of obtainable housing is forcing many residents out of the housing market altogether. As manufacturing and industrial centers continue to expand at a rapid pace within the North Valleys, the housing crisis will only worsen without providing land use that will support diversification in housing stock.

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

As demonstrated within Woodland Village, Lifestyle Homes develops communities that provide high quality construction, community amenities, attractive landscaping and common areas, and features not found with standard “tract” housing. It is the intent of Lifestyle Homes to continue this business philosophy at the Village Parkway site. The HDS zoning will allow for a diversification in their offered housing products that will appeal to a wider range of the population from young “millennials” to retirees looking to downsize. Most importantly, Lifestyle Homes can provide quality housing that is obtainable for working professionals, families, etc.

The current Area Plan approach of zoning all new residential land as MDS is short sighted. Until the adoption of the recent Regional Plan update, Washoe County essentially had no other option. Now that additional zones are permitted per the Master Plan, diversification in land use can occur. Maintaining all inventory as solely MDS (3 dwelling per acre) encourages sprawl and can result in product types that do not address the overall needs of the community. The proposed HDS zoning will provide varied single family options that can meet these needs. As employment increases in the North Valleys, so will the need for new housing. Cold Springs can serve to meet this need by providing quality housing in the direct vicinity of these employment centers, reducing commute times and providing for a jobs/housing balance. However, without varied housing offerings, this approach to “smart growth” cannot be successful.

Another consideration is availability of infrastructure. The Village Parkway properties are well situated to connect with existing infrastructure in the area, including all municipal services. A tentative acknowledgement to provide water service from the water purveyor is included as an attachment to this request, consistent with Washoe County policy. New schools, parks, and community amenities (i.e. walking paths, Cold Springs Family Center, Woodland Village Town Center, etc.) are all located in the direct vicinity of the site. The property is also well within a 4-minute response time of the Truckee Meadows Fire Protection District’s Cold Springs station.

The zoning amendment requested with this application does not grant an underlying entitlement to construct new homes. This is a land use change only. Therefore, any new subdivision of the property (more than 4 units) would require the review and approval of a Tentative Subdivision Map by Washoe County. Similar to a Regulatory Zone Amendment, a Tentative Map review is a public process that includes a meeting with the Citizens Advisory Board and a public hearing before the Planning Commission (appealable to the Board of County Commissioners).

Cold Springs Area Plan

The Cold Springs Area Plan contains a variety of goals and policies that are supported by this Regulatory Zone Amendment (RZA) request. For example, page 1 of the Area Plan lists one of the primary Plan objectives as “providing a range of housing opportunities and densities.” The current plan fails to achieve this. Nearly all of the available land for new housing is zoned MDS. As discussed previously, this will create no diversity in housing stock and instead encourages further sprawl. By redesignating the subject property to HDS, this request can help to fulfill this objective.

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

The Vision of the Area Plan is as follows:

“To be a balanced and diverse community that offers a range of lifestyles and economic opportunities while respecting the private property rights, unique character, and natural resources of the Cold Springs Valley.”

Arguably, the current zoning mix within the plan does not create a “balanced and diverse” community. Instead, it mandates that the same housing types be constructed throughout the plan. This not only lacks diversity; it results in an imbalance in land use and does not even address the “range of lifestyles” noted in the vision statement. This RZA request can help implement the vision of the Area Plan by providing for this key diversification and creating a better balance in land use densities. The requested zoning is also consistent with the Area Plan Character Statement which states that Cold Springs is “in transition from rural to more typical suburban uses.”

Policy CS.1.1.1 of the Area Plan states that “all regulatory zones” are permitted within the Cold Springs Suburban Character Management Area (SCMA). The project site is identified within the SCMA and the proposed HDS zoning is consistent with the existing Suburban Residential Master Plan designation. The site’s location within the SCMA also serves to ensure compliance with policy CS.1.1.3 which requires inclusion within the SCMA for densities greater than one dwelling unit per 5 acres,

As noted previously, this request is for an RZA only. No development is proposed at this time. The majority of policies included within the Cold Springs Area Plan will be evaluated with a site specific project. Future tentative maps must demonstrate that the development plans do not conflict the polices and provisions of the Area Plan , including those related to traffic, neighborhood design, trails, etc. This will be evaluated by Washoe County in a public review process. At this time, the proposed RZA is not in conflict with any of the land use related polices contained within the Area Plan.

It is also important to reiterate that the areas currently designated as Rural in the Master Plan and zoned GR will not change with this request. The project site includes a total of 124.6± acres. Of this, only 47.19± acres are proposed to be zoned HDS. The remaining acreage, which includes steeper terrain and ridgelines, will be preserved, consistent with Area Plan goals and polices.

As noted in the previous section of this report, a preliminary intent to serve letter has been provided by Great Basin Water Company in order to ensure full compliance with Policy CS.11.2 related to water resource commitments.

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Overall, the recently adopted 2019 Truckee Meadows Regional Plan allows Washoe County greater zoning flexibility which can provide for densities that reflect current market conditions and demands. The proposed HDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation and does not conflict with Area Plan policies. In fact, the proposed zoning can help to implement the Vision of the Area Plan by diversifying the housing stock within Cold Springs. The densities permitted under HDS are complementary to surrounding MDS uses and will not result in improper land use relationships with the surrounding areas. Housing types permitted under HDS are also complementary to those in the immediate area.

In terms of zoning compatibility, Washoe County’s zoning compatibility matrix (taken from the Development Code) clearly identifies that HDS zoning has a high compatibility rating with the adjoining MDS zoning and a medium compatibility with GR zoning that exists to the west. It is important to note that the existing MDS zoning also has a medium compatibility rating with GR. Thus, this request does not result in any change or degradation in zoning compatibility. Figure 6 (below) includes the Washoe County compatibility matrix with the relevant zoning identified.

LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	PR	PSP	GC	NC	TC	I	GR/ GRR	OS
LDR	H	H	M	M	M	L	L	L	H	M	L	L	L	L	H	H
	MDR	H	H	M	M	M	L	L	H	M	L	L	L	L	M	H
		HDR	H	H	M	M	M	L	H	M	L	L	L	L	M	H
			LDS/ LDS 2	H	H	M	M	M	H	M	L	L	L	L	M	H
				MDS/ MDS 4	H	H	M	M	H	M	L	L	L	L	M	H
					HDS	H	H	M	H	M	L	M	M	L	M	H
						LDU	H	H	H	H	M	M	L	L	M	H
							MDU	H	H	H	M	M	L	M	L	H
								HDU	H	H	M	M	M	M	L	H
									PR	H	H	H	H	M	H	H
										PSP	H	H	H	H	M	H
											GC	H	H	M	L	H
												NC	H	M	L	H
													TC	M	L	H
														I	L	M
															GR/ GRR	H
															OS	H

H - High Compatibility: Little or no screening or buffering necessary.
M - Medium Compatibility: Some screening and buffering necessary.
L - Low Compatibility: Significant screening and buffering necessary.

Figure 6 – Zoning Compatibility Matrix

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Potential Impacts

It is very important to note that the RZA request included with this application does not grant an entitlement to construct a new subdivision at the site. Rather, this is simply the first step in establishing the appropriate underlying land use designations for a future project. Therefore, a tentative subdivision map must be filed and approved in order to implement any new development at the site. This tentative map application (to be filed at a future date), will provide highly specific project details, impact analysis, infrastructure review, hydrology reports, etc. and is subject to review and approval through a publicly noticed hearing process.

This section aims to provide a cursory impact analysis based on theoretical land use alternatives based on HDS zoning.

- **Traffic**

HDS zoning would allow for an increase in single family residential density by approximately 189 units. Based on Institute of Transportation Engineers (ITE) trip generation data, the projected increase in traffic would be 1,799 average daily trips (ADT) with 142 am peak hour and 189 pm peak hour trips.

Given the sites location directly adjacent to a collector roadway (Village Parkway), adequate capacity exists to accommodate the additional units without impacting established neighborhoods. A detailed traffic impact analysis will be required concurrent with tentative map(s) and will identify any required mitigation measures triggered by a future project. The developer would be responsible for completing these mitigation measures to ensure that adopted roadway levels of service are maintained.

It is also important to note that the Cold Springs Area Plan, policy CS.3.1 requires that all roadways maintain a level of service "C" within the plan area. This exceeds the RTC adopted level of service "D." Thus, any future project will be held to a higher standard in terms of traffic impacts and mitigation.

- **Schools**

As part of this RZA process, the Washoe County School District was consulted as to the current and future capacities of schools that serve the project area. It was determined that the project site is zoned for the following schools:

- Gomes Elementary School
- Cold Springs Middle School
- North Valleys High School

Per Mike Boster, Washoe County School District Planner, the net increase of 189 units (based on the HDS intensification) is anticipated to generate an additional 42 elementary school students, 16 middle school students, and 16 high school students over the current base zoning (MDS).

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

Mr. Boster also noted that a new elementary school will be built in 2021 that would encompass the subject parcels. Additionally, a new high school in Cold Springs is tentatively planned for construction in 2024. Mr. Boster stated that the Washoe County School District has a “stable funding source that allows the District to respond to development as it happens.” His comments also state that the 2016 sales tax measure was “a game changer” for the District in terms of providing a steady source of capital projects funding.

Given statutory review timelines, the new Cold Springs elementary school would likely be operational prior to occupancy of any new homes at the project site with middle and high school improvements occurring shortly thereafter.

- **Public Facilities/Infrastructure**

The project site is located in an area of existing infrastructure. All municipal services (i.e. water, sewer, storm drain, etc.) are either in place or can easily be extended (at the developer’s expense) to serve a future project. Consistent with the policies of the Cold Springs Area Plan and requirements of the Washoe County Development Code, all new lots within the project site will be served by municipal water and sewer. As required within the Cold Springs basin, a preliminary intent to serve letter from Great Basin Water Company is included as an attachment to this report. Power, natural gas, cable television, and high speed internet service all exist at or adjacent to the project site.

All of the applicable infrastructure will be analyzed, and compliance will be demonstrated with the forthcoming tentative map request. For the purpose of the land use request included with this application, the property meets or exceeds all criteria for the designations being requested.

- **Site Suitability**

The area proposed for rezoning is well suited for development. The property contains slopes less than 5%, is accessed from a collector roadway, and is located in an area of existing infrastructure and services. Steeper terrain along the western perimeter of the project site will retain the current GR designation and is not proposed for development, consistent with Washoe County plans and policies. Furthermore, the site is not encumbered by geologic, cultural, historical, or flood concerns that would preclude development.

- **Public Services**

The property is located well within a 4-minute response time the Truckee Meadows Fire Protection District’s Cold Springs station. Also, the Washoe County Sheriff’s Office has existing patrols within the project area. It is also anticipated that the Woodland Village private patrol service could be expanded to include a future project at the subject site.

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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 Regulatory Zone Amendment requests. These findings are listed below and are addressed in **bold face** type.

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

The requested HDS zoning is in direct compliance with the existing Suburban Residential Master Plan designation. Additionally, HDS zoning can help to implement the Vision of the Cold Springs Area Plan, as detailed previously in this report.

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

The proposed zoning and its associated density are complementary to surrounding MDS zoned properties. Based on zoning compatibility considerations established by Washoe County in the Development Code, the requested HDS zoning has a "High" compatibility rating with properties that surround the site.

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

The recent adoption of the 2019 Truckee Meadows Regional Plan allows for Washoe County to diversify their zoning mix. The requested HDS zoning complies with the existing Master Plan and can serve to provide new and diverse housing options within Cold Springs. There is a strong demand for this based on the tremendous employment growth in the North Valleys and the current housing crisis that is occurring within the region. HDS zoning can serve to address these issues while properly relating to the built environment within the area.

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

VILLAGE PARKWAY REGULATORY ZONE AMENDMENT

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

As detailed in previous sections of this report, the project actually serves to implement goals and policies of the Master Plan and Area Plan. In fact, it is almost certain that additional goals and policies will be implemented with future development of a common open space subdivision at the site.

- (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 subject site is located within the Cold Springs SCMA and is already designated for suburban residential development in the Master Plan. The proposed HDs zoning is better suited to meet projected housing needs and population demands that are occurring. Additionally, by only rezoning unconstrained portions of the property, natural resources and vistas are protected. The project site is located within an area of existing infrastructure and services which is also consistent with the intent of this finding.

- (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.

APPENDICES

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: Village Parkway Regulatory Zone Amendment			
Project Description: An RZA to rezone 47.19 acres from Medium Density Suburban (MDS) to High Density Suburban (HDS).			
Project Address: 450, 750, and 1050 Mud Springs Drive, Cold Springs			
Project Area (acres or square feet): 124.6 acres (47.19 acre portion included in request)			
Project Location (with point of reference to major cross streets AND area locator):			
The site is located west of Village Parkway, north of Cold Springs Dr. Mud Springs Dr. (private) is located along the eastern boundary.			
Assessor's Parcel No.(s):	Parcel Acreage:	Assessor's Parcel No.(s):	Parcel Acreage:
087-400-11	42.43 acres	087-400-24	41.256 acres
087-400-23	40.91 acres		
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: Lifestyle Homes TND, LLC		Name: Christy Corporation, Ltd.	
Address: 4790 Calughlin Pkwy. # 519		Address: 1000 Kiley Pkwy.	
Reno, NV	Zip: 89519	Sparks, NV	Zip: 89436
Phone: 775-750-5537	Fax:	Phone: 775-502-8552	Fax:
Email: rlissner@gmail.com		Email: mike@christynv.com	
Cell: 775-750-5537	Other:	Cell: 775-250-3455	Other:
Contact Person: Bob Lissner		Contact Person: Mike Railey	
Applicant/Developer:		Other Persons to be Contacted:	
Name: Same as Above		Name:	
Address:		Address:	
Zip:		Zip:	
Phone:	Fax:	Phone:	Fax:
Email:		Email:	
Cell:	Other:	Cell:	Other:
Contact Person:		Contact Person:	
For Office Use Only			
Date Received:	Initial:	Planning Area:	
County Commission District:		Master Plan Designation(s):	
CAB(s):		Regulatory Zoning(s):	

Property Owner Affidavit

Applicant Name: VILLAGE PARKWAY REZONE

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

STATE OF NEVADA)
)
COUNTY OF WASHOE)

I, ROBERT LISSNER
(please print name)

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

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

Assessor Parcel Number(s): 687-400-11, 23, + 24

Printed Name Robert LISSNER

Signed R LISSNER

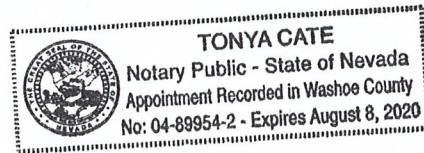
Address 4790 CAUGHTLIN PKY # 519
RENO, NV 89519

Subscribed and sworn to before me this 16th day of March, 2020

(Notary Stamp)

Tonya Cate
Notary Public in and for said county and state

My commission expires: Aug 8, 2020



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

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

Regulatory Zone Amendment Supplemental Information

(All required information may be separately attached)

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)?

The site is located west of Village Pkwy., approximately 1,300 north of Cold Springs Dr.

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
087-400-11	Suburban Res.	MDS & GR	42.43	HDS & GR	11.46 as HDS
087-400-24	Suburban Res.	MDS & GR	41.256	HDS & GR	15.68 as HDS
087-400-23	Suburban Res.	MDS & GR	40.91	HDS & GR	20.05 as HDS

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

	Zoning	Use (residential, vacant, commercial, etc.)
North	GR	Residential
South	MDS	Residential
East	MDS	Residential
West	GR	Vacant

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

The site is vacant with the exception of a small outbuilding on the north side. Refer to attached report.

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

The portion of the site to be rezoned is relatively flat with native vegetation. Refer to attached report.

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

<input checked="" type="checkbox"/> Yes, 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:

Areas of 15% slope are excluded from the RZA request. Refer to attached report.

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):

Refer to attached intent to serve letter
--

- 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.

Refer to attached intent to serve letter
--

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

- a. System Type:

<input type="checkbox"/> Individual wells		
<input type="checkbox"/> Private water	Provider:	
<input checked="" type="checkbox"/> Public water	Provider:	Great Basin Water Co.

- b. Available:

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

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

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

All necessary improvements will be constructed by the developer.

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

a. System Type:

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

b. Available:

<input checked="" type="checkbox"/> Now	<input 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.

N/A

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

Village Parkway and/or White Lake Parkway

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 Cold Springs Station
b. Health Care Facility	Renown and Saint Marys Urgent Care - Stead
c. Elementary School	Gomes Elementary
d. Middle School	Cold Springs Middle School
e. High School	North Valleys HighSchool
f. Parks	Village Center Park
g. Library	Washoe County - North Valleys Branch
h. Citifare Bus Stop	Not Applicable

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
------------------------------	-----------------------------

Washoe County Treasurer
Tammi Davis

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CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08740011	Active	3/16/2020 2:08:34 AM

Current Owner:
LIFESTYLE HOMES TND LLC

4790 CAUGHLIN PKWY 519
RENO, NV 89519

SITUS:
1050 MUD SPRINGS DR
WCTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 SubdivisionName _UNSPECIFIED Section Lot 11 Block Range 18

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$617.92	\$617.92	\$0.00	\$0.00	\$0.00
2018	\$589.62	\$589.62	\$0.00	\$0.00	\$0.00
2017	\$565.85	\$565.85	\$0.00	\$0.00	\$0.00
2016	\$552.33	\$552.33	\$0.00	\$0.00	\$0.00
2015	\$550.41	\$550.41	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

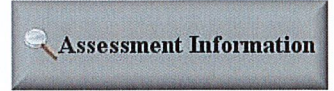
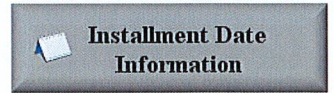
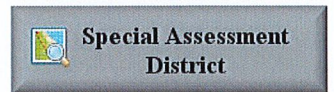
- **ALERTS:** If your real property taxes are delinquent, the search results displayed may not reflect the correct amount owing. Please contact our office for the current amount due.
- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However,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

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER

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

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845



Washoe County Treasurer
Tammi Davis

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- For your convenience, online payment is available on this site. E-check payments are accepted without a fee. However, a service fee does apply for online credit card payments. See [Payment Information](#) for details.

CollectionCart

Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08740023	Active	3/16/2020 2:08:34 AM

Current Owner:
LIFESTYLE HOMES TND LLC

4790 CAUGHLIN PKWY 519
RENO, NV 89519

SITUS:
17811 VILLAGE PKWY
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 SubdivisionName _UNSPECIFIED Lot 5 Range 18

Pay By Check

Please make checks payable to:
WASHOE COUNTY TREASURER


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


Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845


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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$327.55	\$327.55	\$0.00	\$0.00	\$0.00
2018	\$312.55	\$312.55	\$0.00	\$0.00	\$0.00
2017	\$299.95	\$299.95	\$0.00	\$0.00	\$0.00
2016	\$293.17	\$293.17	\$0.00	\$0.00	\$0.00
2015	\$291.77	\$291.77	\$0.00	\$0.00	\$0.00
Total					\$0.00

 **Payment Information**

 **Special Assessment District**

 **Installment Date Information**

 **Assessment Information**

Washoe County Treasurer
Tammi Davis

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Collection Cart	Items 0	Total \$0.00	Checkout	View
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Pay Online

No payment due for this account.

Washoe County Parcel Information

Parcel ID	Status	Last Update
08740024	Active	3/16/2020 2:08:34 AM

Current Owner:
LIFESTYLE HOMES TND LLC

4790 CAUGHLIN PKWY 519
RENO, NV 89519

SITUS:
17901 VILLAGE PKWY
WASHOE COUNTY NV

Taxing District
4000

Geo CD:

Legal Description

Township 21 SubdivisionName _UNSPECIFIED Range 18 Lot 10

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

Tax Year	Net Tax	Total Paid	Penalty/Fees	Interest	Balance Due
2019	\$366.71	\$366.71	\$0.00	\$0.00	\$0.00
2018	\$349.91	\$349.91	\$0.00	\$0.00	\$0.00
2017	\$335.81	\$335.81	\$0.00	\$0.00	\$0.00
2016	\$328.12	\$328.12	\$0.00	\$0.00	\$0.00
2015	\$326.65	\$326.65	\$0.00	\$0.00	\$0.00
Total					\$0.00

Disclaimer

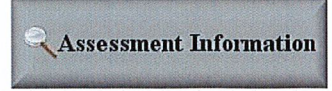
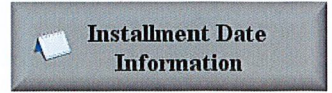
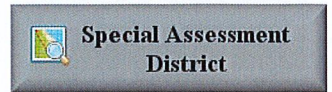
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Mailing Address:
P.O. Box 30039
Reno, NV 89520-3039

Overnight Address:
1001 E. Ninth St., Ste D140
Reno, NV 89512-2845





NOTICE OF INTENT TO SERVE

Re: Mud Springs Condos

329 Townhouses – Washoe County Parcels 87-400-11, 23 and 24

Type: Central Water

Utility Service Provider Name: Great Basin Water Co.

The undersigned Utility Service Provider agrees to provide the aforementioned Mud Springs Condos (aka Village Parkway) project (“the Project”) water service in accordance with the terms and conditions of the then current utility tariffs approved by the Public Utilities Commission of Nevada (PUCN) and subject to the conditions set forth herein and agreed to by the developer of the Project (“Developer”) who has countersigned below. Developer and Utility Service Provider shall cooperate to seek approval from the Public Utilities Commission of Nevada (“PUCN”) to annex the Project area into the Utility Service Provider’s certificated service area.

This commitment to serve is conditioned upon the Utility Service Provider’s receipt of necessary approvals from all required government agencies, including but not limited to the annexation approval from the PUCN, the Developer’s satisfaction of all tariff and development requirements of Utility Service Provider. Such development requirements of Utility Service Provider include the Developer’s payment of all appropriate fees and Developer’s dedication and Utility Service Provider’s acceptance of any and all required infrastructure and water rights in good standing with the Nevada Division of Water Resources (“NDWR”) and adequate for provision of water service to the Project. For the avoidance of doubt, Utility Service Provider shall have no obligation to provide service to the Project unless and until all Developer obligations are satisfied which shall include any necessary regulatory approvals from Nevada Division Water Resources or any other agency with jurisdiction for Utility Service Provider’s use of the water rights Developer dedicates to the Utility Service Provider for its provision of service to the Project.

Utility Service Provider intends to service the proposed development with potable water service for 329 Townhouses. This Project requires an estimated 46.3 AFA (using permit Nos. 65056 and 65058) calculated at .12 AFA per unit plus 2.0 acres of landscaping calculated at 3.41 AFA per acre based on GBWC Division Tariff 1-W (Water) Rule No. 21, C. Water Rights Dedication Requirements for an Intent to Serve, Cold Springs – Spanish Springs. Utility Service Provider’s intent to serve is conditioned upon the availability and adequacy of water under these water rights dedicated by Developer.

This document is agreed to under the signature of an agent of the Utility Service Provider authorized to sign the agreement and Developer’s authorized agent. This notice of Intent to Serve will expire and become null and void if the service for the aforesaid parcel is not applied for with the Utility Service

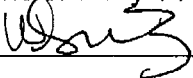
Provider within two years of the date of this document in accordance with the terms of the utility's tariffs in force at such time.

Name of Lifestyle Homes TND, LLC agent: Robert Lissner

Signature of Authorized Agent of Developer

Date

Name of Utility Service Provider's authorized agent: Wendy Barnett, President, GBWC





Signature of Authorized Agent of Water Provider

Date



WASHOE COUNTY PLANNING COMMISSION Meeting Minutes

Planning Commission Members

Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson
Trevor Lloyd, Secretary

Tuesday, May 5, 2020
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in a scheduled session on Tuesday, May 5, 2020, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

No members of the public were allowed in the Commission Chambers due to concerns for public safety resulting from the COVID-19 emergency and pursuant to the Governor of Nevada's Declaration of Emergency Directive 006 Section 1 which suspends the requirement in NRS 241.023(1)(b) that there be a physical location designated for meetings of public bodies where members of the public are permitted to attend and participate. This meeting will be held by teleconference only.

The meeting was televised live and replayed on Washoe Channel at: <https://www.washoecounty.us/mgrsoff/Communications/wctv-live.php> also on YouTube at: <https://www.youtube.com/user/WashoeCountyTV>

1. *Determination of Quorum

Chair Chesney called the meeting to order at 6:30 p.m. The following Commissioners and staff were present:

Commissioners present: Larry Chesney, Chair
Francine Donshick, Vice Chair
James Barnes (Remote via Zoom)
Thomas B. Bruce
Sarah Chvilicek
Kate S. Nelson

Staff present: Trevor Lloyd, Secretary, Planning and Building
Dan Cahalane, Planner, Planning and Building
Julee Olander, Planner, Planning and Building
Nathan Edwards, Deputy District Attorney, District Attorney's Office (Remote via Zoom)
Katy Stark, Recording Secretary, Planning and Building
Donna Fagan, Office Support Specialist, Planning and Building

2. *Pledge of Allegiance

Commissioner Nelson led the pledge to the flag.

3. *Ethics Law Announcement

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

4. *Appeal Procedure

Secretary Lloyd recited the appeal procedure for items heard before the Planning Commission.

5. *General Public Comment and Discussion Thereof

Chair Chesney provided an opening statement regarding Zoom procedures. He opened the Public Comment period. There were no requests for public comment; Chair Chesney closed the public comment item.

6. Approval of Agenda

In accordance with the Open Meeting Law, Commissioner Donshick moved to approve the agenda for the May 5, 2020 meeting as written. Commissioner Nelson seconded the motion, which passed unanimously with a vote of six for, none against.

7. Planning Items

A. Tentative Subdivision Map Case Number WTM19-005 (Luxelocker) – For possible action, hearing, and discussion to approve a commercial tentative subdivision map to allow the subdivision of 3.66 acres into 98 commercial condominium lots, for personal storage units, with 2.24 acres of common open space for Luxelocker LLC. The proposal also requests a reduction of the required setbacks to zero on all sides of the lots. If approved, the project will consist of individual storage units within a commercial building that will be available for purchase and ownership by individual owners, as opposed to common ownership and individual unit rentals.

- Applicant: Luxelocker LLC
- Property Owner: Spanish Springs Storage Partnership LLC
- Location: Southeast corner of Ingenuity Ave. & Digital Ct.
- Assessor's Parcel Number: 530-491-13
- Parcel Size: 3.66 acres
- Master Plan Category: Industrial (I)
- Regulatory Zone: Industrial (I)
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 406, Building Placement Standards and Article 608, Tentative Subdivision Maps

- Commission District: 4 – Commissioner Hartung
- Prepared by: Julee Olander, Planner Washoe County
Community Services Department
Planning and Building Division

- Phone: 775.328. 3627
- E-Mail: jolander@washoecounty.us

Chair Chesney opened the public hearing. Chair Chesney called for disclosures. There were no Commissioner disclosures.

Julee Olander, Washoe County Planner, provided a staff presentation.

Mr. Lloyd noted setbacks are from internal drive aisles.

Glen Armstrong, Applicant Surveyor, was available to answer any questions.

The Applicant's presentation was shared with the Commissioners. Michael Gordon, Applicant's representative was not present for the meeting. Mr. Lloyd noted what is before the Commission is a tentative subdivision map request; they were granted the building permit. DDA Edwards requested the Applicant's PowerPoint be placed on the website. Mr. Lloyd noted the presentation is being shown in the Chambers which can be viewed on the YouTube channel. The Commission decided to suspend the presentation because not everyone could view it.

Commissioner Chvilicek requested clarification regarding the setback. Mr. Lloyd noted article 406 of Code are Standards for setbacks is based on the regulatory zone. In this case, the regulatory zone is industrial, and the standard setbacks are 15-foot front and 10-foot rear. In this case, the building is already taking place, those setbacks have been met in regard to the public right-a-way from existing adjacent property lines. The proposal here is to allow a setback reduction for the individual units from their internal drive aisles or adjacent units. Mr. Lloyd said this is a unique request for the County. It's fairly common in the country. A few months back, Julee brought forward a code amendment to allow for this type of commercial or industrial use type to be consistent with other jurisdictions around the nation.

Commissioner Bruce asked if any other of these storage units exist in the State of Nevada. Mr. Lloyd said he isn't aware. Commissioner Bruce said he suspects some are in Clark County. He is curious how it's worked out. He asked who regulates these in regard to social distancing in COVID-19. Mr. Lloyd clarified that these are not to be occupied. You cannot stay overnight in these. There is strong language that prohibit staying in there. Commissioner Bruce said he is asking since they have air conditioning and water. He said it's an interesting concept. It may present a lot of problems.

MOTION: Commissioner Donshick moved 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 approve, with the conditions included as Exhibit A to this matter, Tentative Subdivision Map Case Number WTM19-005 for Luxelocker LLC, having made all ten findings in accordance with Washoe County Code Section 110.608.25:

1. Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;
2. Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
3. Type of Development. That the site is physically suited for the type of development proposed;
4. Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
5. Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
6. Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;

7. Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
8. Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
9. Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
10. Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Commissioner Chvilicek seconded the motion to approve Tentative Subdivision Map Case Number WTM19-005 for Luxelocker LLC with conditions. DDA Edwards said there were comments popping up on Zoom chat regarding voicemail public comments and how those were addressed. Staff reported there were no voicemails, 311 emails, or any other public comments for this item. Chair Chesney called for the vote. Commissioner Bruce opposed. The motion carried, five in favor, one opposed.

B. Abandonment Case Number WAB20-0001 (Ingenuity Industrial Center) – For possible action, hearing, and discussion to approve the abandonment of a 56ft by 540.5ft portion of the right of way at the north western terminus of Ingenuity Avenue in favor of an access easement and a right of way turn around at the southwestern corner between APN 538-010-11 and 538-161-12. If approved, the abandoned portion of the right of way would become the property of the Ingenuity Industrial Center.

- Applicant: Avenue 55
- Property Owner: Ingenuity Industrial Center
- Location: Approximately 0.5 miles west of the intersection of Pyramid Way and Ingenuity Ave
- Assessor's Parcel Number: 538-010-11
- Parcel Size: 39.53 acres
- Master Plan Category: Industrial
- Regulatory Zone: Industrial
- Area Plan: Spanish Springs
- Citizen Advisory Board: Spanish Springs
- Development Code: Authorized in Article 806
- Commission District: 4 – Commissioner Hartung
- Prepared by: Dan Cahalane, Planner Washoe County
Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: dcahalane@washoecounty.us

Chair Chesney opened the public hearing and called for Commissioner disclosures. There were no disclosures.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

Glen Armstrong, applicant representative, was available to answer any questions.

Staff reported there were no requests for public comment. Chair Chesney closed the public comment period.

MOTION: Commissioner Donshick moved 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 approve, with the conditions included as Exhibit A in the staff report, Abandonment Case Number WAB20-0001 for Ingenuity Industrial Center, having made all three findings in accordance with Washoe County Code Section 110.806.20.

1. Master Plan. The abandonment or vacation is consistent with the policies, action programs, standards and maps of the Master Plan and the Spanish Springs Area Plan; and
2. No Detriment. The abandonment or vacation does not result in a material injury to the public; and
3. Existing Easements. Existing public utility easements in the area to be abandoned or vacated can be reasonably relocated to provide similar or enhanced service.

Commissioner Chvilicek seconded the motion to approve Abandonment Case Number WAB20-0001 with conditions. The motion carried unanimously, six in favor, none against.

C. Regulatory Zone Amendment Case Number WRZA20-0004 (Village Parkway Rezone) – For possible action, hearing, and discussion to approve a change of regulatory zoning of ±47.19 acres (±20.04 acres on APN 087-400-23, ±15.67 acres on APN 087-400-24, ±11.456 acres on APN 087-400-11), from Medium Density Suburban (MDS - 3 dwelling units per acre) to High Density Suburban (HDS – 7 dwelling units per acre) on 3 parcels totaling ±124.6 acres. The remaining acreage will remain General Rural. And, if approved, authorize the chair to sign a resolution to this effect.

- Applicant/Property Owner: Lifestyle Homes TND, LLC
- Location: West and Northwest of the intersection of Mudspring Drive and Village Pkwy
- Assessor's Parcel Numbers: 087-400-11, 087-300-23, 087-400-24
- Parcel Size: ±124.6 acres
- Master Plan Category: Suburban Residential (LUT limits density to 5 detached dwellings per acre maximum) and Rural Medium Density Suburban (MDS), 3 detached or 5 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Regulatory Zone: High Density Suburban (HDS) 7 detached or 9 attached dwelling units per acre maximum; General Rural (GR) 0.25 dwelling units per acre maximum
- Proposed Regulatory Zone: Cold Springs
- Area Plan: North Valleys
- Citizen Advisory Board: Authorized in Article 821
- Development Code: 5 – Commissioner Herman
- Commission District: Dan Cahalane, Planner Washoe County
- Prepared by: Community Services Department
Planning and Building Division
- Phone: 775.328.3628
- E-Mail: dcahalane@washoecounty.us

Chair Chesney opened the public hearing and called for Commissioner disclosures. There were no disclosures.

DDA Edwards noted there are comments in the Zoom chat regarding public comment. For the record, he wanted it stated public comment will take place. Staff reported 311 emails and voicemails will be played and read into the record.

Dan Cahalane, Washoe County Planner, provided a staff presentation.

Mike Railey, Applicant Representative with Christy Corporation, provided a project presentation.

Commissioner Nelson asked about adequate infrastructure and sewer capacity. She asked how much of available sewer capacity would be utilized by the development. Mr. Railey stated he doesn't have the exact numbers but said he has met with County staff and ran the numbers, and it's not taking all the capacity. He said there is ample capacity. Commissioner Nelson said sewer treatment plants that reach 80% capacity are required to start looking at expansions. They are at 50% capacity. She was curious how close it would make them to the 80% capacity. Mr. Railey stated Lifestyle Homes was the number one participant of the construction of that sewer plant knowing that everything was coming on-line. There is buffer available in terms of the capacity. He said the County Engineer didn't raise concerns for the Cold Springs Plant.

Commissioner Chvilicek said this project is in Tier 3 of the Regional Plan which means Tier 1 and Tier 2 need to be built out before Tier 3 could be accessed. Mr. Cahalane said that's not how the Regional Plan is written. He said the Regional Plan prioritizes the density based on the tier. So, Tier 1 and mixed use have in excess of 30 dwelling units per acre down to Tier 2. Tier 3 would be, in this case, Suburban Residential which would be 7 detached units per acre and 9 attached. Commissioner Chvilicek stated the regional land designations are a way of further refine the regional form of prioritizing the area for development. The Regional Plan established regional land designations including mixed use core, Tier 1 land, Tier 2 land, and Tier 3 land in that order. Mr. Cahalane confirmed that is correct. He said prioritization of development is not driven by how applications come in. Commissioner Chvilicek said there has to be justification prior to submitting a plan in a Tier 2 or Tier 3 designation. You are hop scotching over the other areas. Mr. Lloyd thanked Commissioner Chvilicek who is on the Regional Planning Commission. He said such a request falls within the Tier 3 designation because this is not a request to change from Tier 3 into Tier 2. It's under Suburban Residential. Because it's a regulatory zone amendment, this wouldn't be reviewed through Regional Planning. Commissioner Chvilicek said it would be at the tentative map level as it would trigger a regional significance. She said in respect to the Cold Springs Regional plan, she said Mr. Cahalane referenced some parts of the Cold Springs Regional Plan, in terms of division statement of rural heritage, open space and recreation opportunities, and growth kept in balance with infrastructure. She said Mr. Cahalane referenced some parts of the regional plan, but not all parts of the regional plan. The first and foremost is that mission statement to preserve the character of that area. She stated Mr. Cahalane referred to the closest fire station being a half mile away from this development. She asked if that fire station is City of Reno or TMFPD fire station. Mr. Cahalane said it's a TMFPD station. He said TMFPD had no comments on the proposed regulatory zone amendment. She said she thought it was the career station from City of Reno Fire Department. Mr. Lloyd said we can look into that.

Commission Donshick said it was mentioned Parks and Open Space had an issue with access, but in the document they don't talk about access but rather antelope, sage grass, and mule deer habitat. She said it's in conflict with Resource Management Plan goal 6.1 which they strongly discourage high density development near open space and to consider downward of transitioning

near open space to minimize fire danger. The current proposal is in conflict with these policies as it would encourage high density development near open space area that provides important habitat. She asked how it can go from access concerns to habitat concerns. It's an important conflict to move forward with. Mr. Railey addressed Commissioner Donshick's concerns. He said he doesn't consider this high-density development. It's compatible with what is out there now. It's zoned for development. He said the wildland urban interface concerns get addressed in the next step with tentative map with conditions in order to ensure access to that area is preserved as well as buffers and fire breaks are preserved. It's important that this property has been long slated for development. He said we are not proposing to extend that development boundary any further that what it is today. All of those concerns would be addressed during tentative map process.

Chair Chesney said he reviewed the layout, and the total acreage of the three parcels with development shown on the flat land. He said he walked the property last week. He said west of the property beyond the developable area, it's mostly hillside and steep grades. If this re-zone gets approved, you aren't putting it on the total acreage. You will condense it in the flat land. It's not really 5 units to the acre when you cram the allowable use in the buildable area. Mr. Railey said no, they are not requesting any density transfer off of the general rural portion of the property. He said we are looking at 47 acres down below. Mr. Railey said that 47 acres are zoned MDS which would yield 47x3, and we are proposing to re-zone that to high density suburban which would be 47x5 or 9, if it was attached.

Public Comment via zoom:

Mr. Lloyd made a statement about public comment. DDA Edwards advised to run the public comment timer.

Nick Weaver via Zoom: Asked what they plan to do with the fire district in this whole area. He said there is only one ALS fire engine and not even an ambulance in the area. He asked how you are going to support that many people with a road coming in and out, car crashes, and not even imagining those with medical aid. It takes 20-30 minutes to get an ambulance out there. He asked what the plan was to increase the staffing at the fire station. He asked what the plan is with funding the fire district out here. He said he doesn't believe there will be enough staffing and there needs to be more public safety before adding more homes. Thank you for your time.

Kristen Wright via Zoom: She said she was born and raised in cold Springs for 33 years and have seen this Valley be completely ruins little by little. She said she currently lives on Georgetown which is directly across from the proposed project. She said her back fence would back up to these proposed homes. She said she is against this. She said her mother's house would also back up to these homes. She said she already has 50 to 60 cars per hour on her street from Georgetown to go to Family Dollar Store and 7-11. She said most of them speed about 50 mph. She said we have had four homes hit; we've had four cars hit; she said her children can't even play on the street. She said we have asked for help from the County, but they will not help us. Now you're talking about putting 400 more homes on the road. She said she is very against it. She said we do not have the infrastructure to handle this. The freeway going into town already takes an hour for a morning commute because you guys won't extend the freeway, only to Stead which doesn't help us. There is no way to get out of this Valley unless you were going over towards Susanville. This is not safe; it's not OK. They need to stop building. She said last time we were hunting there were no antelope and now you're adding more homes going out that way. It's not OK. She said this needs to stop now. She said she hopes they think about the residents who have been out there in this Valley who are sick of seeing it ruined. Thank you.

Public comment via 311 emails:

Email from James and Carmen Jones: We are the Jones family, homeowners since 2001, living in the White Lake Ranch subdivision and one of the property owners that will be impacted by this change. Our property borders the undeveloped acres specified. This regulatory zone change request currently appears to have the approval of the Washoe County Planning Commission staff, and we disagree with your recommendation for approval. Specifically, as stated on page 15 of 17, #2 and #3, this change will adversely affect our health, safety, and welfare. It will impact our quality of life in this rural setting and does not represent a more desirable utilization of land. We chose to live in the Cold Springs area because of the dark night sky with minimal light pollution, mountain views, the smell of the sage, low traffic & noise, and active wildlife – all of which would be impacted by this amendment. In addition, as stated on page 8 of 17, Change of Conditions, the justification to increase this density of further development is to address the decrease of available housing in the region. However, the intent of the regional plan outlining the areas of desired growth is to focus development closer to the region's center. And the decrease of available high-density housing is being addressed with several developments now underway that are much closer to the region's center and already have many services in existence that we in Cold Springs do not. I agree with the Washoe County Parks and Open Space Program, one of the agencies that responded to your request for comment. Please consider their recommendation as clearly detailed in Exhibit F. They consider this area to be located within the wildland urban interface and do not support this amendment. Due to the impacts to the wildlife residing in the area and proximity of the subject site, the importance of minimizing development is emphasized, as identified in the Conservation Element of Washoe County's Master Plan. Additionally, an even stronger recommendation to consider a downward transition of densities is advised by them to minimize resource pressure, fire danger and other negative impacts – not doubling the density, as this zone amendment proposes to allow. In addition, there are other issues that have not yet been addressed, as your staff acknowledges in this report. Why would this expansion be approved without first conducting the necessary evaluations, so the consequences of an increase or reduction of development could be clearly understood? The Availability of Facilities starting on page 9 of 17 (and their supporting Exhibits) identifies many items that need further clarification. Certainly, one of those major negative impacts is the lack of transportation support. The Transportation Facilities, as described on pg 9 clearly shows inadequate roads and alternative services to support the proposed development. One major issue is Hwy 395 being the only paved transportation in/out of the Cold Springs Valley. It is currently 4-lanes with no near-term expansion or improvements planned. The volume on our only paved access road continues to increase – and will increase further as the building of extensive high-density dwellings is now underway just south of us between Stead and Lemon Valley. With the increase use of our only highway, I expect this poses a greater concern to our safety and welfare in Cold Springs even without approval of this proposed change. An impact study is needed and should be completed before approval is considered. And why is the building plan not included as part of this amendment? We are also concerned about our limited ground water which is why a moratorium has been recently placed on further development. We find it interesting the moratorium is sidestepped by stating that another source of water will be shipped in, although if we interpret this issue correctly, there is no water commitment at this time. Another reason the building plan should be developed that includes all details before this is approved. Going back to the initial statements of this Planning Commission Staff Report, in paragraph 3 of page 3: "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." Based on input received, departments that have not provided requested comments, and assessments not yet conducted, and most importantly, approval without a building plan for the building of up to 329 multi-stories dwellings, we oppose approval of this proposed regulatory zone change. As local property owners that will be personally impacted by this, thank you again for allowing input. Sincerely, James and Carmen Jones

Email from: James Demestihias. Please do not approve of any more building in the Cold Springs and Village Parkway areas. Especially high-density apartments, condos, townhouses. There is nowhere near enough infrastructure to support such building. Not enough water, roadways, grocery stores, services (auto/laundry/food/retail), no buses, no doctors, no urgent care, no medical/dental offices and zero entertainment venues (movies, music, family, etc...). Find somewhere else to put the low-income, high density housing. Put it closer to existing infrastructure in Reno like Midtown, or better yet south of Reno. There's a lot more room on the other side of 395 if you absolutely have to in the North Valleys. White Lake and Village Parkway areas already see far more traffic at peaks than they were designed for, especially Crystal Canyon Blvd onto White Lake. White Lake will surely be used to get there as the closer exit will not handle all the volume. Thank you for listening and considering the views of the current residents. Thank you, Residents.

Email from Susan Weiler: Please accept this as my official complaint against building apartments in Woodland Village. We thought this was going to be a housing community! Susan Weiler

Email from Shannon Melrose: HI, My Name is Shannon Monticelli Melrose. I have lived in Cold Springs for 42 years. The same location. I have watched this valley grow and grow. The proposed location is in my back yard. I am completely against condos or higher density anything going into the area. There is so much traffic already and should be considered dangerous due to the fact when you try to cross off of Georgetown to Village Parkway it's almost impossible too much traffic and going too fast. This would not be an area you put 3,000 or more cars a day. Not to mention the crime that would go up due to more people. The schools being overloaded again and the fact that these kids out here already have nothing to do. The wildlife and access to the very little desert left out here where our community enjoys hiking and exploring the little mountainside would be demolished for overgrowth and money, what a shame. What about fires? What about the deer and antelope (all wildlife) and the water that comes off that mountain where is it going to go? When you take the vegetation away, are we going to flood like Lemmon Valley? Every morning it smells like sewage from the treatment plant. How much is enough? Our water is depleted, the traffic is horrendous. We are crowded already we cannot have condos or apartments! Very sad to watch over development. Why can't it be a swim center / community center with access to the trails for the community? Please let's not destroy the little we have left and Cold Springs Community! -Shannon Monticelli Melrose

Email from Dian Merrill: I am a homeowner in Woodland Village who lives approximately 4 blocks from the proposed rezoned parcel. I was very upset to see that the very developer who built the subdivision of single family homes. I live in, is proposing to disrupt our neighborhood by requesting to build a high-density project immediately adjacent to Woodland Village. First of all, I understand that Reno needs more housing, and probably more affordable housing as well, but this proposal is poorly located and does not offer anything to mitigate for increased traffic that will result from such a project. Simply because Lifestyle Homes owns the parcel, perhaps the last one they own that is available to develop, does not warrant increasing the zoning to high density. It is surrounded by suburban homes with lower density and it should be required to fit in with the existing community. The one benefit of living so far away from grocery stores, shopping centers, restaurants, etc. and having to drive quite a distance out of Reno to live, is that we have a semi-rural, quiet environment. The proposed development will annihilate that uncrowded, country feel. Additionally, if Lifestyle Homes thinks it's a good idea to build more affordable, high-density housing out here, Cold Springs has no public transportation, and this is typically needed for such housing. Since it is not a very large parcel, the units will be crammed into a small area, thus not allowing for much of a setback from the main road. I believe this will not fit into the area and will add to congestion, having residents' cars feed directly onto the two-lane road. The parcel in question is located right on the main, mere two-lane road that all Woodland Village homeowners

use to leave home and return to it (Village Parkway). The idea that up to a 189-unit housing complex located directly on this road will not impact traffic enough to warrant upgrading to a 4-lane road is unacceptable. It is only at the point of development that Planning Commissioners can assess fees to the developer to mitigate the need for road infrastructure improvements, and not have the taxpayers and homeowners of Cold Springs be left holding the bag to pay for such improvements when the development is built and the need becomes obvious. My last comment is that in the past I have been a news reporter covering county planning commissions in California, and my experience has been that commissioners are more responsive to developers and their campaign contributions than to the residents and taxpayers of the community they are supposed to serve. Please take into considerations the concerns of us, the people who live here and pay taxes, and give it more weight than simply enriching the developer. Lifestyle Homes can just as easily build another plot of medium-density homes, and while they will not make quite so much money, it will retain the existing atmosphere that we chose to live in, that we enjoy and wish to preserve, and which was the express intended purpose from the outset. I implore you to deny changing the zoning, and act on behalf of the residents of this community. Sincerely, Dian Merrill

Email from Danielle Reinie: Hello, as a resident that lives just off of Village Parkway, I do not feel that this should be rezoned. We do not have the infrastructure to facilitate the amount of people this would bring in. We are a rural community and have chosen to live out here because of this. We do not have the schools, stores, gas stations, water, or roadways to support what is being asked for. It will not be a simple flip of a switch to accommodate this request. Our lives will be impacted by this in so many ways, from major construction to try and rebuild a road that wasn't meant to hold this kind of traffic, to restructuring our water that may not to handle this increase in people using it in drought conditions. Not to mention the overcrowding of schools we just got permission to have built we will be back to square one. Please think long and hard about this. Sincerely concerned resident of Cold Springs, Danielle Reinie

Email from Melissa Payette: With respect to the above-referenced matter, as a North Valleys resident, I vehemently oppose more residential building which will further negatively impact commutes on the US-395 Southbound/Northbound. No one has stepped up to deal with the atrocious traffic snarls and commute times from the North Valleys on the US-395, nor will they. However, the addition of thousands more vehicles commuting on the same (only) route will further negatively impact these roads, rendering the highway impassable during peak hours. I understand that the RTC has an agenda that will address these issues several years from now, but the problem is occurring now, and will only get worse if the residential developers aren't required to take part in the payment toward the widening of the highways to increase the throughput of these roadways. Right now (minus the reduced traffic due to COVID-19 stay at home orders), a peak hour commute from the North Valleys can take up to an hour and a half because a single person wrecks somewhere between Lemmon Drive and Oddie (which happens pretty much daily). This isn't improving and isn't going to improve until developers are forced to take part in the solution. Again, I vehemently oppose any additional residential building anywhere in the North Valleys, whether it's Cold Springs or anywhere else, until the biggest problem in the Valleys has a solution that's actively being worked on. Melissa Payette, Lemmon Valley, Nevada

Email from Janet L Pirozzi: I am against this proposal. Seriously? You really think this is a good idea? The new homes and apartments between Lemmon Valley and Stead Are causing all kinds of havoc as it is. How can you justify adding more houses and higher density? The traffic is horrendous. The exit off Lemmon Valley slows traffic down because the exit cannot accommodate all the cars getting off the freeway. Additionally, at Golden Valley, the lanes go from 3 to 2. This causes a slow down to about 10 miles an hour during rush hour traffic. I don't understand how we can even consider high density developments, especially in the North Valleys. We do not have any entertainment up here. We must go into town for a nice dinner, movie, bowling, dancing, etc. The

freeway is backed up almost all the time. Please do not approve this change! Our infrastructure cannot accommodate it!! Thank you. Janet L Pirozzi

Public comment via voicemail:

Solamee Deford said asked where you are going to get the water from out here and why would you want to bring about Section 42 apartments which I'm pretty sure that's what the board would want to do. It just brings more riffraff out here. I didn't want riffraff. If I wanted riffraff, I would've bought a home in Golden Valley, Lemmon Valley, Stead. I chose it out here because it was quiet. You bring all those kids from all those towns into our middle schools and all they do is bully, bully, bully, bully. We have no stores out here, and the stores that we have out here Family Dollar store and what they have is enough for us. Why do you want to build out here. It's because you're greedy that's why.

Shelly Thompson said she is opposed to this project. There is nothing but single-family dwellings in Cold Springs and there isn't any public transportation in Cold Springs. Putting apartments in Cold Springs is a total mistake and they would not be valuable and decrease our value in our homes in Cold Springs.

(No name) I'm calling about case number WRZA20-0004. I don't agree with you wanting to build apartments in my neighborhood where I own a home. It's bullshit.

Raymond Melrose: He said he lives within a few 100 feet of the property that there is looking to develop on. These are now getting schools built to where we could handle the capacity, we already have out here in the Valley and this would greatly overload that scenario. The road going to it which we use regularly would be congested with all kinds of traffic that our road systems aren't built for. Obviously, the water is another scenario. He said he thinks that it's going to bring down his personal property value by entering those kinds of super divisions into this community. He said he is not looking to lose his investment. He said he is objecting to the plan and will be following this closely. Thank you.

(No name) She said she is a resident out here. The new apartments that you want to put up are in her backyard, practically. She said she has lived here for over 40 years and there used to be nothing back there except mountains, now they've already got that the Village Parkway back there. Village Parkway road sounds like a freeway in her back window as it is when she is trying to sleep. It's terrible. She said we do not need more traffic. We do not need more buildings and it's getting bad enough out here with the traffic. It's terrible and the noise is terrible. She said she is just completely against it. Thank you.

Deloris Egbert Palmer said she is totally against putting in apartments. It is way too close to many of these homes. It's going to be almost right across the street from me in my backyard. She said she is against this. They can rezone to put in patio homes or townhomes, but no apartments. Apartments brings crime. She said she will not feel safe. Many of my neighbors said they are going to move if this happens. Thank you.

Stacy said she just wanted to say that that is too congested out here as it is, especially in the morning. We really don't need any more unless they plan on widening the freeway and giving us more amenities out here like stores, etc. She said she is begging you please do not allow this to move forward. It's bringing crime out to our community. We've lived here a long time and just hope you consider what the people want more than the mighty dollar. Thank you.

Kirby Keller said he just want to express his opposition to that. We like it out here the way it is. We like the lower population density. We don't feel like apartments density belongs out here. Thank you.

Dayla Gibson said she is a resident of Cold Springs. She said she is against the argument that was made on the application saying that people are looking for affordable housing. It's is ridiculous. We don't have infrastructure such as buses. She said she doesn't think people want them. We don't have good access for police. We don't have good access for ambulance. To reduce the density of the properties is irresponsible. And so that's going to be devastating to our Valley. They are already adding thousands and thousands of more vehicles. 395 South is already a parking lot. There are thousands and thousands of units going out in Stead. High density doesn't need to be in the small back corner of a Valley. She said she really thinks it would be detrimental to what we would have with increased light pollution, increase crime, increased noise and know that people don't think that that's important, but it is to those of us who live out here. Thank you.

Jerrod Reed said he is calling regarding regulatory zone amendment case number WRZA20-0004 Village Parkway rezone. This is regarding rezoning the area in Cold Springs from medium density suburban with 3 to the acre detached dwelling unit, to high density suburban 7 detached or 9 attached dwelling units per acre maximum. He said he is one of the homeowners that my backyard overlooks this property. Right now, it is a big concern. He said he is hoping that whatever change would not impede the wonderful view. He said he is also concerned about how people will continue to access BLM. If we did this change, as of right now, he said he is not in favor of, to cram in more people. It sounds like it's not a large property. He said he is concerned about what they are going to do with the curve where they're coming in. It's already pretty difficult to see around and concerned about lots of cars or trucks coming in there and it being difficult to see and stop in time for those trucks or cars. He said maybe his concerns might be met tonight. He said he would love to talk to someone about it again. He said generally he is opposed to this change.

Public comment via Zoom: Matthew Martin resident of Cold Springs area. He said he emailed a letter to Washoe 311 last night. He said my letter is in opposition to the proposed zoning change on Village Parkway. He said his property is directly affected by this proposal. He said they purchased their property when they moved from White Pine County with the knowledge that the property adjacent was medium density. The proposed change to high density would negatively impact property values. The development should comply with the character and vision of the Cold Springs Valley. He said this proposed change in zoning will force them to incur previously unanticipated expenses for additional trees and privacy landscaping treatment to prevent the proposed new homes from looking onto our property. He said they feel our privacy is being infringed upon and the Cold Springs Area plan are being violated if this high density would be approved. He said they specifically chose to purchase a home in Cold Springs based upon zoning and rural like appeal. He said if they wanted to live next to 2-3 story homes, they would have purchased in a different location. He said another area of concern is emergency access and wildland fire mitigation and prevention. Peterson mountain and adjacent areas have had several fires in the past years. The current open space allows for firefighters to build fire lines by hand and bulldozers and conduct background operations to deprive the wildland fire before it reaches the existing houses. The residential housing east of Village Parkway is primarily manufactured homes or trailers which are not as fire resistive as stucco sided stick-built homes. Should zoning change to high density would create a significant challenge to firefighters and it would be much more difficult to build fire lines on the steep hillside under emergency conditions versus the current flat open space. Wild land fire bulldozers are limited to the angle of hillside they can operate on under emergency conditions. Also, firefighter response times are significantly impeded if surrounding structured be placed at higher risk due to responding fire crews need to work in a denser space directly against a hillside. The current existing open and flat land allows better access to get to a

fire under control more quickly and provide adequate protection to Cold Springs area. In other words, building high density puts Cold Springs area and its residents at a more significant risk of property damage or loss. What is the plan to ensure appropriate fire breaks and needed emergency access will continue to the high density homes are built.

DDA Edwards said Stacy Dinnon asked in the Zoom chat feature about her comment being submitted to Mr. Cahalane. He asked if that was received and part of the packet. Perhaps we could open the floor to her.

Stacy Dinnon via Zoom: She said she sent a 3-page letter to the County Planner several weeks ago. She said she will reiterate a few of her points here. She said her property is directly affected by this proposal. She said she has lived in her home for 23 years and lived in Cold Springs my whole life. This proposal does not fit the character and vision of cold Springs Valley. High density is not needed in Cold Springs. She said we already have it community of people, and apartments, condos, and townhomes are not necessary. She said she understands the possibility of medium density and would match the existing home. Most people purchase here for the open area. People who want smaller properties should look in the North Valleys, or Reno, Sparks area. This development is not bettering the area; it's only in the best interest of the developer. 47 acres would be easier to develop. It would be more cost effective and profitable as high density development. If the developer would put in medium density housing, it would not have a very profitable area therefore making the proposed development not for profit. Profit should not be a reason this Commission to approve this project. She said she agrees with what has been said about traffic, noise and air pollution. There was a 3-page letter that was supposed to be submitted. Thank you. Mr. Lloyd noted her letter was part of the packet.

DDA Edwards said he wanted to make sure she was afforded the chance to speak if she wanted to. Mr. Martins was in the supplemented materials on the website which is part of the record as well. The other individual in the chat feature was Jacob Montecelli who sent an email this morning which wasn't read. He requested to open the floor to see if he wanted to speak. He said he noticed a letter submitted by a Shannon Montecelli, but not Jacob.

The Commission opened the floor for Jacob Montecelli via Zoom to make a comment. He was unresponsive.

DDA Edwards asked if staff received an email from Jacob Montecelli. Mr. Lloyd said it wasn't part of the packet. Staff indicated they only had one from Shannon Montecelli. DDA Edwards read in the chat that Jacob Montecelli doesn't want to speak. DDA Edwards stated the Commission can move on.

Mr. Lloyd said he wanted to follow up on Commissioner Chvilicek's inquiry earlier regarding the fire station. He stated that it is Truckee Meadows Fire Protection District's Fire Station number 42 which is in close proximity to the proposes site.

With no further requests for public comment, Chair Chesney closed the public comment period.

Commissioner Chvilicek noted in supplemental information Washoe County Health District regarding oversight to review the EMS response time. This project may have impacts with EMS response time. She said we heard previously the TMFPD station has one ALS. She said we are aware most of our emergency calls are medical. She said we do need to be cognizant of wildland fires in the entire North Valleys. There are issues in regard to response times.

Commissioner Barnes had a question for staff regarding traffic. He asked if they consider traffic an issue out there. Mr. Cahalane said traffic is addressed at the tentative map stage which is after the regulatory zone stage. He said we will address that during tentative map.

MOTION: Commissioner Chvilicek moved 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 DENY Regulatory Zone Amendment Case Number WRZA20-0004 having not been able to make the following findings in accordance with Washoe County Code Section 110.821.15:

2. The proposed amendment will not provide for land uses compatible with (existing or planned) adjacent land uses, and will adversely impact the public health, safety or welfare.
4. There are not 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 adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

Commissioner Bruce seconded the motion to deny Regulatory Zone Amendment Case Number WRZA20-0004. The motion carried unanimously with six in favor, none against.

Chair Chesney asked each Commissioner to state which findings they couldn't make for this case:

Commissioner Nelson stated she couldn't make the following findings: 2, 4, 5

Commissioner Bruce stated he couldn't make the following findings: 2, 4, 5

Commissioner Donshick stated she couldn't make the following findings: 2, 4, 5

Commissioner Barnes stated he couldn't make the following findings: 2, 4, 5

Chair Chesney stated he couldn't make the following findings: 2, 4, 5, 6.

Mr. Lloyd the read the appeal procedure.

8. Chair and Commission Items

***A.** Future agenda items – None

***B.** Requests for information from staff – Commissioner Chvilicek acknowledged staff for getting information regarding the Lands Bill. Mr. Lloyd thanked Jamie Rodriguez in the Manager's office. Commissioner Nelson said she appreciates staff asking more information regarding the sewer capacity issue. She said it would be helpful if we knew how many dwelling units they are requesting and how much capacity that would take up for water, sewer, traffic. It would help as a guideline to know how much capacity is being utilized.

9. Director's and Legal Counsel's Items

***A.** Report on previous Planning Commission items – Mr. Lloyd reported RZA for Highland Village in Sun Valley that was denied by Planning Commission which went to the County Commission. It was neither approved nor denied by the County Commissioners. It was remanded back to this board for recommendation. They would like to see a development agreement to cap the density for lower than what was proposed. This Commission will see this in the near future.

***B.** Legal information and updates - DDA Edwards spoke about the Governor's press conference last Thursday; right now, it's Phase 1, soft re-opening on May 15. We don't know if or when the Zoom style meetings will be over and resume normal procedures. He said we will keep you in the loop. DDA Edwards thanked the Staff for juggling a lot of things including IT Staff with YouTube feeds going and Washoe County livestream, 311 voicemails, email, Zoom. It's a fast-moving scenario. Thank you for your help.

10. *General Public Comment and Discussion Thereof

With no requests for public comment, Chair Chesney closed the public comment period.

11. Adjournment

With no further business scheduled before the Planning Commission, the meeting adjourned at 8:35 p.m.

Respectfully submitted by Misty Moga, Independent Contractor.

Approved by Commission in session on June 2, 2020

Trevor Lloyd
Secretary to the Planning Commission



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

**RESOLUTION
ADOPTING AN AMENDMENT TO THE COLD SPRINGS
REGULATORY ZONE MAP (WRZA20-0004)**

WHEREAS, Lifestyle Homes, TND, applied to the Washoe County Planning Commission to amend the regulatory zone on three parcels (APN: 087-400-11, 087-400-23, 087-400-24) totaling 47.19 acres from Medium Density Suburban (MDS) (3 detached dwelling unit/acre maximum) to High Density Suburban (HDS) (7 detached dwelling units/acre maximum) and the 77.41 acres that are currently GR will remain GR in the Cold Springs Area Plan;

WHEREAS, On May 5, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment and denied Regulatory Zone Amendment Case No. WRZ20-0004;

WHEREAS, Upon holding a subsequent public hearing on June 23, 2020, this Board voted to reverse the Planning Commission's decision and adopt the proposed amendment, having made the following findings pursuant to Washoe County Code Section 110.821.35:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. No Adverse Effects. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.
6. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

AND

Findings for the Cold Springs Area Plan:

1. The amendment will further implement and preserve the Vision and Character Statement.
2. The amendment conforms to all applicable policies of the Cold Springs Area Plan, the Washoe County Master Plan.

3. The amendment will not conflict with the public's health, safety or welfare.

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Cold Springs Regulatory Zone Map (Case No. WRZA20-0004), as set forth in Exhibit B-1 attached hereto.

ADOPTED this 23rd day of June 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Bob Lucey, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit B-1: WRZA20-0004

