

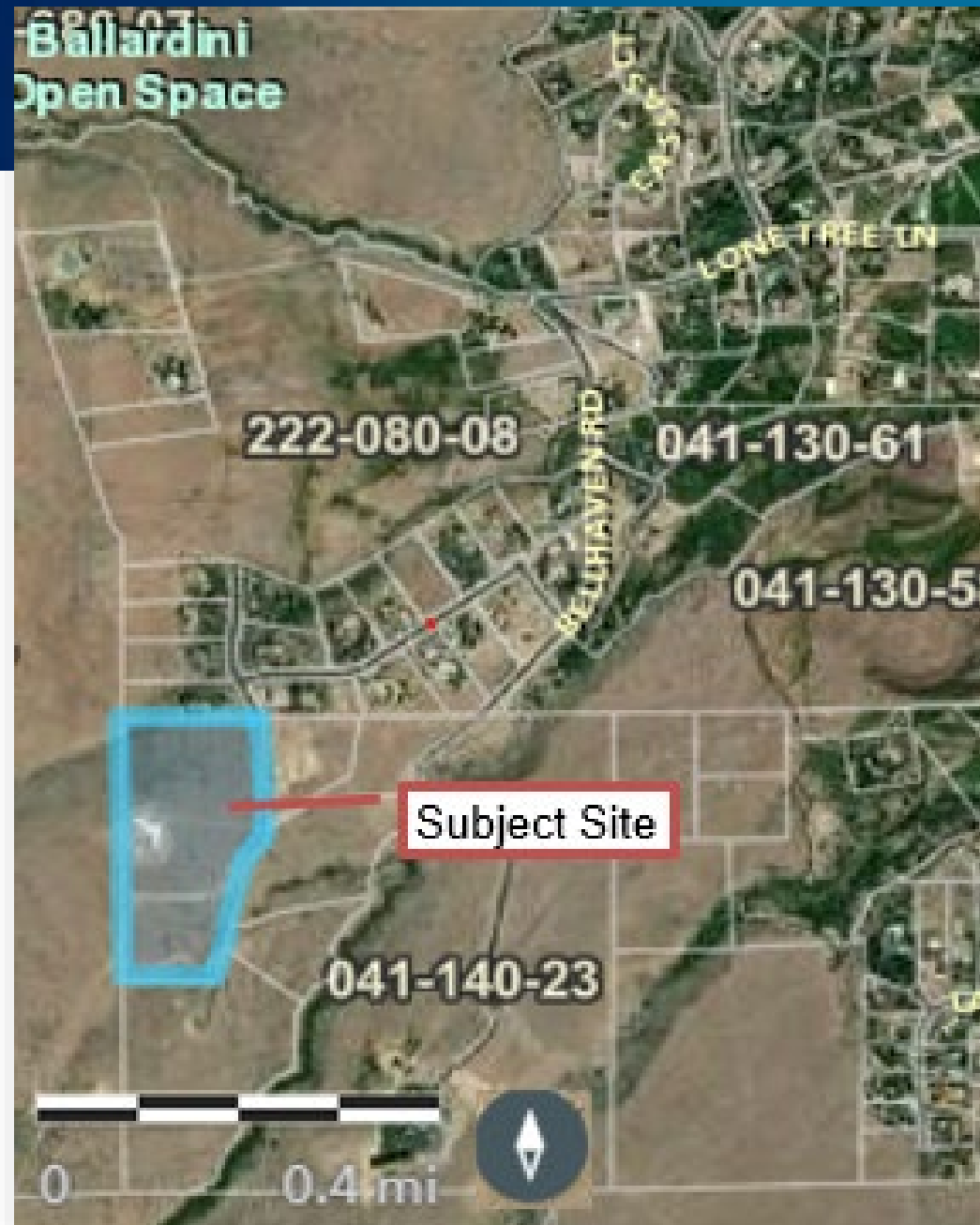
Washoe County Planning Commission



WRZA22-0009

January 3, 2023

Location



Existing Conditions



Slopes

Slope Percentage
2019

- >15% - 30%
- >30%

Maximum Density Potential



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

Availability of Facilities



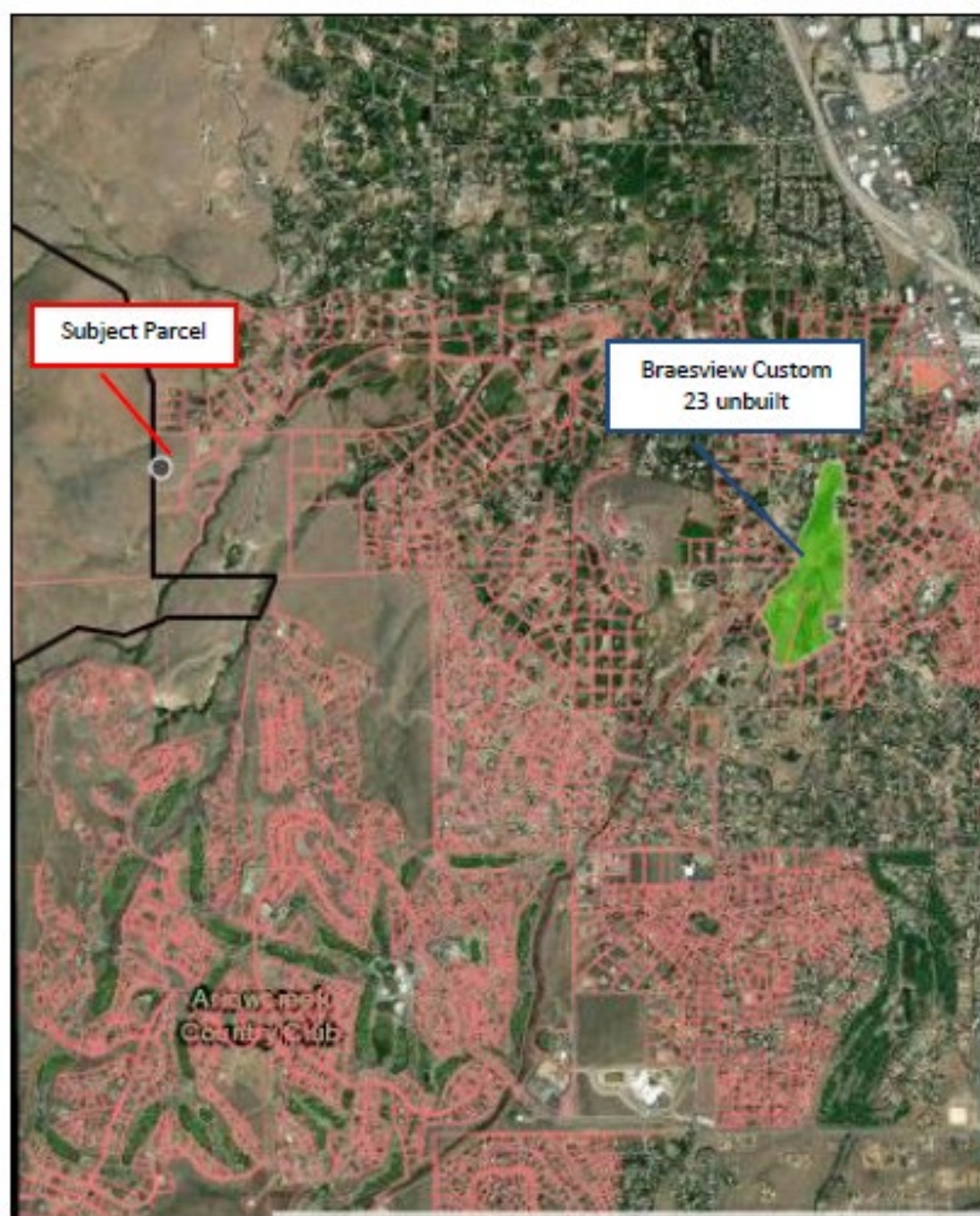
The parcel has existing access southwest of the intersection at Schellbourne St. and Brunswick Mill Rd. by way of a privately maintained paved extension of Schellbourne St. at the north corner of the project site.

Future division of the subject parcels will rely on individual domestic wells as their source of domestic water supply and individual septic tanks for sewage.

Contact Name – James English - jenglish@washoecounty.us

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

Washoe County School District and TMFPD had no concerns with the application.



Approved Unbuilt Map

Neighborhood Meeting



1) July 18, 2022

10 people attended. Primary concerns were regarding number of farm animals, water demand for landscaping and proximity to adjacent wells and septic. *Mr. York, property owner, stated an intent to require deed restrictions or CC&Rs for future division of parcels in response to the concerns.*

Due to an error in the original noticing requirements, a 2nd NM was held.

2) September 12, 2022

4 attended including the applicant and property owner; primary concerns raised were in regard to continued public access to County open space land and prohibition of wind turbines.

There is an existing public access easement that would not be impacted by this regulatory zone amendment. Mr. York reiterated the intent to deed restrict the division of future parcels from constructing 'wind turbines'.

Regulatory Zone Amendment Findings



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

RZA Recommendation & Possible Motion



Regulatory Zone Amendment Recommendation

Those agencies which reviewed the application provided commentary in approval of the project. Therefore, after a thorough analysis and review, it is recommended that the proposed Regulatory Zone Amendment be recommended for adoption to the Board of County Commissioners.

Regulatory Zone Amendment Motion

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution included as Exhibit B, recommending adoption of Regulatory Zone Amendment Case Number WRZA22-0001, having made all of the following findings in accordance with Washoe County Code Section 110.821.15. I further move to certify the resolution and the proposed Regulatory Zone Amendment in WRZA22-0001 as set forth in this staff report for submission to the Washoe County Board of Commissioners and authorize the chair to sign the resolution on behalf of the Washoe County Planning Commission.

Thank you

Courtney Weiche, Senior Planner
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