

# **Forest Master Plan Amendment MPA15-002 & Regulatory Zone Amendment RZA15-003 APPLICATION INFORMATION**

**(COMMENTS DUE FROM REVIEWING AGENCIES BY SEPTEMBER 11, 2015)**

August 26, 2015

**Master Plan Amendment Case No. MPA15-002 and Regulatory Zone Amendment Case No. RZA 15-003** – Hearing, discussion, and possible action:

(1) To adopt by resolution an amendment to the Forest Area Plan, Master Plan Map, changing the Master Plan Category from Open Space (OS) to Rural (R) on thirteen parcels along the Mt. Rose Highway near the Sky Tavern Ski Area (APN: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15); and

(2) Subject to final approval of the associated master plan changes, to approve a resolution recommending an amendment to the Forest Regulatory Zone Map, changing the regulatory zone designation from Open Space (OS) to General Rural (GR) on thirteen parcels along the Mt. Rose Highway near the Sky Tavern Ski Area (APN: 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09, 10, 11, 12, 13, 14 & 15).

To reflect changes requested within this application and to maintain currency of general area plan data, administrative changes to the Forest Area Plan are proposed. These administrative changes include a revised map series with updated parcel base and updated applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

- Applicant: Washoe County
- Property Owners: Various
- Property Location: Sky Tavern Road and Old Mt. Rose Highway near the Sky Tavern Ski Area.
- Citizen Advisory Board: South Truckee Meadows/Washoe Valley
- Area Plan: Forest
- TMSA: Outside the Truckee Meadows Service Area
- Existing Master Plan: Open Space (OS)
- Existing Regulatory Zone: Open Space (OS)
- Assessor's Parcel No(s): 048-091-01 & 02 and 048-151-05, 06, 07, 08, 09,10, 11, 12, 13, 14 & 15

- Section/Township/Range: Within Sections 17, T17N, R19E, MDM
- Washoe County, NV
- Development Code: Authorized in Article 820
- Commission District: 1 – Commissioner Berkbigler and 2 – Commissioner Lucey
- Staff: Trevor Lloyd, Senior Planner  
Phone: 775.328.3620  
Email: tlloyd@washoecounty.us

**BACKGROUND**

Washoe County Planning and Development is requesting a Master Plan Amendment to redesignate a ±5.923 acres within 13 parcels totaling ±10.284 acres from Open Space (OS) to Rural (R) and a Regulatory Zone Amendment to change the subject ±5.923 acres from the regulatory zone category from Open Space (OS) to General Rural (GR) in the Forest Area Plan to correct a mapping error and bring these properties into conformance with the existing uses on the properties.

**LAND USE**

Adjacency:

Under the “two-map” system, the subject parcels are currently master planned as Open Space. The parcels to the north, east and west are master planned as Suburban Residential, Rural Residential, and Open Space, and the parcels to the south are master planned as Rural and Open Space. The regulatory zones of the surrounding parcels are: Open space (OS), Medium Density Suburban (MDS), and Medium Density Rural (MDR). The proposed amendment to the regulatory zones is compatible with the Master Plan designations of Suburban Residential.

**ADJACENT PARCELS COMPATIBILITY**

<b>Direction</b>	<b>Regulatory Zone</b>	<b>Land Use Compatibility Existing - Proposed</b>
North	Open Space (OS)	High
South	Open Space (OS) / Parks and Rec. (PR)	High/High
East	Open Space (OS) / Medium Density Suburban (MDS)	High/Medium
West	Open Space (OS) / Medium Density Suburban (MDS)	High/Medium

High High Compatibility: Little or no screening or buffering necessary.  
 Medium Medium Compatibility: Limited screening and buffering necessary.  
 Low Low Compatibility: Significant screening and buffering necessary.  
 Source: Table 3, Land Use Compatibility Matrix, of the adopted Washoe County Comprehensive Plan, Land Use and Transportation Element (May 15, 2007)

## **WATER**

The proposed properties will utilize community water provided by the Truckee Meadows Water Authority.

## **WASTEWATER/SEWER**

The proposed properties utilize or are planned to utilize community sewer, as provided by Washoe County.

## **ISSUES AND QUESTIONS TO CONSIDER**

### 1) Adopted Area Plan Visions:

- Is there any particular concern or reason why the community may want to designate the subject parcels to any other master plan and regulatory zone?
- Is there any particular objection or concern for amending the Forest Area Plan as it relates solely to this request?
- Do any of the adopted policies in the Forest Area Plan affect (positive or negative) the proposed changes in land use?
- Do the South Truckee Meadows/Washoe Valley Citizen Advisory Board members, and/or reviewing agencies have any concerns about the compatibility of the existing land use with adjacent existing or planned land uses? What type of land uses would be considered more compatible with adjacent existing or planned land uses?

### 2) Streets and Highway System:

- Are there any concerns regarding the Level of Service (LOS) in the Spanish Springs Area Plan related to, and as a result of, this land use change proposal?

## **PUBLIC REVIEW PROCESS (THE FOLLOWING DATES ARE TENTATIVE)**

### **September 10, 2015**

**South Truckee Meadows/Washoe Valley Citizen Advisory Board (CAB) Meeting:** *Washoe County staff representatives will be in attendance* and will present the request to the CAB and the community, and will discuss any questions that might arise. *County staff* will also be present in order to answer questions related to the Spanish Springs Area Plan, the Development Code, County Policy and the public review process for the Master Plan Amendment request. The CAB should conduct issue identification and have a public input process.

### **October 6, 2015**

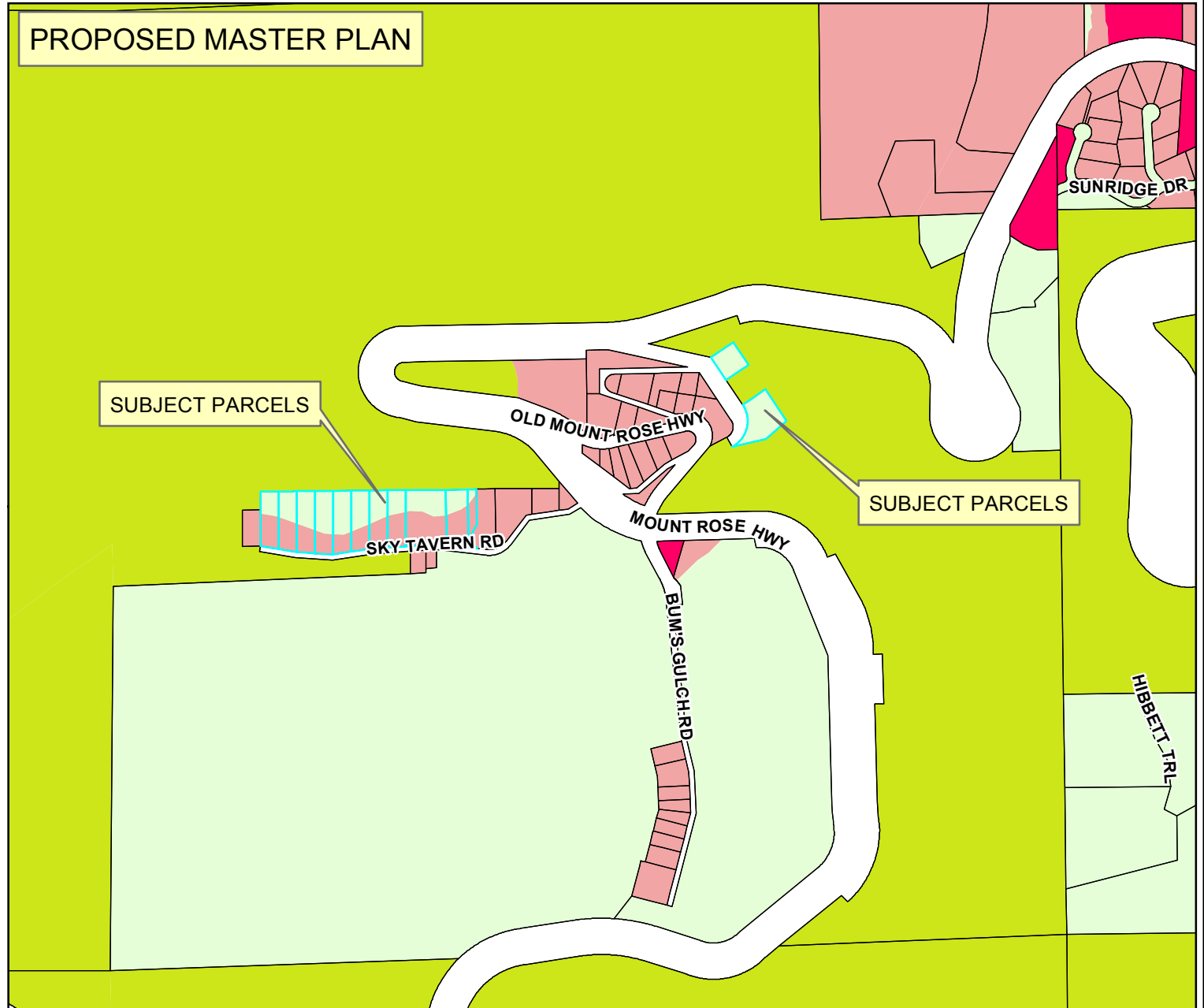
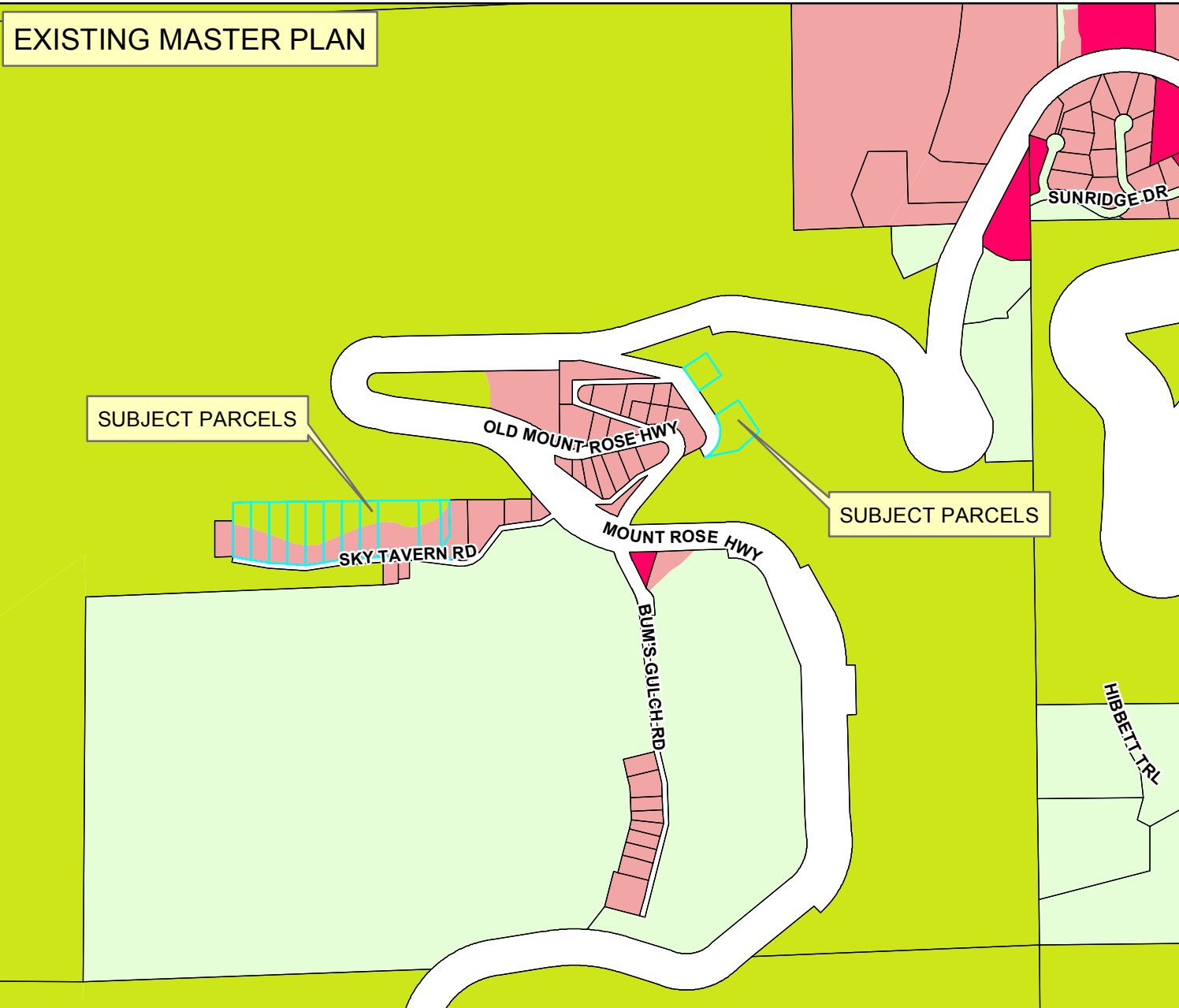
**Washoe County Planning Commission** will hold a public hearing and may take action on Master Plan Amendment Case Number MPA15-002 and Regulatory Zone Amendment Case Number RZA15-003.

**November 2015 (Tentative)**

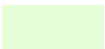






**Board of County Commission** will hold a public hearing and may take action on Master Plan Amendment Case Number MPA15-002 OR Regulatory Zone Amendment Case Number RZA15-003. If the Board of County Commission takes action to approve the amendment request, the County would forward the proposed Comprehensive Plan Amendment change to the Truckee Meadows Regional Planning Commission for a finding of conformance with the 2007 Truckee Meadows Regional Plan.

**December 2015 or January 2015 (Tentative)**

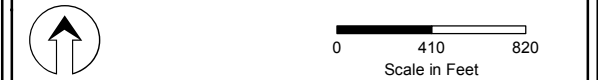
Truckee Meadows Regional Planning Agency = Conformance review.



### Forest Planning Area MPA15-002 (Sky Tavern)

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

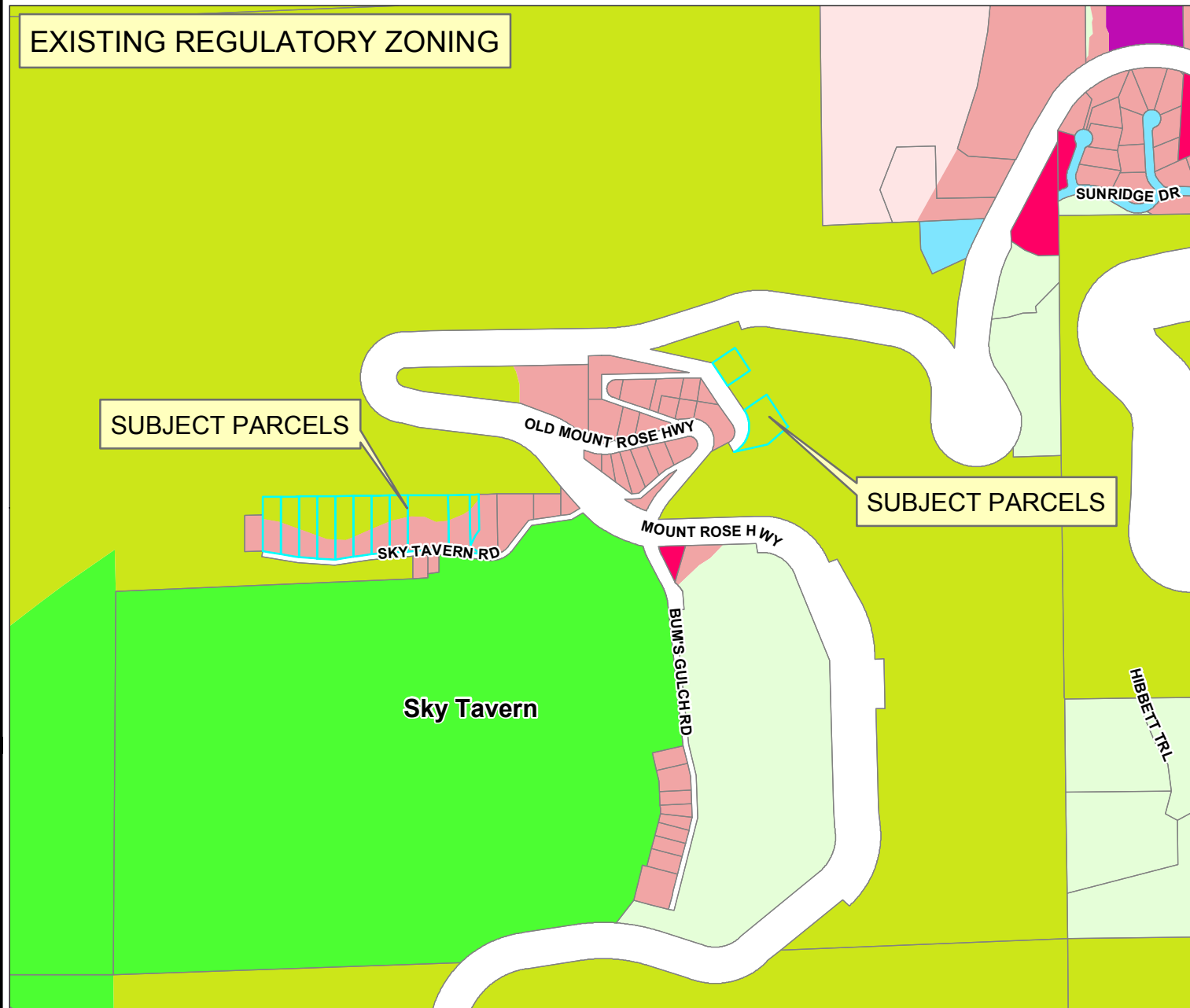
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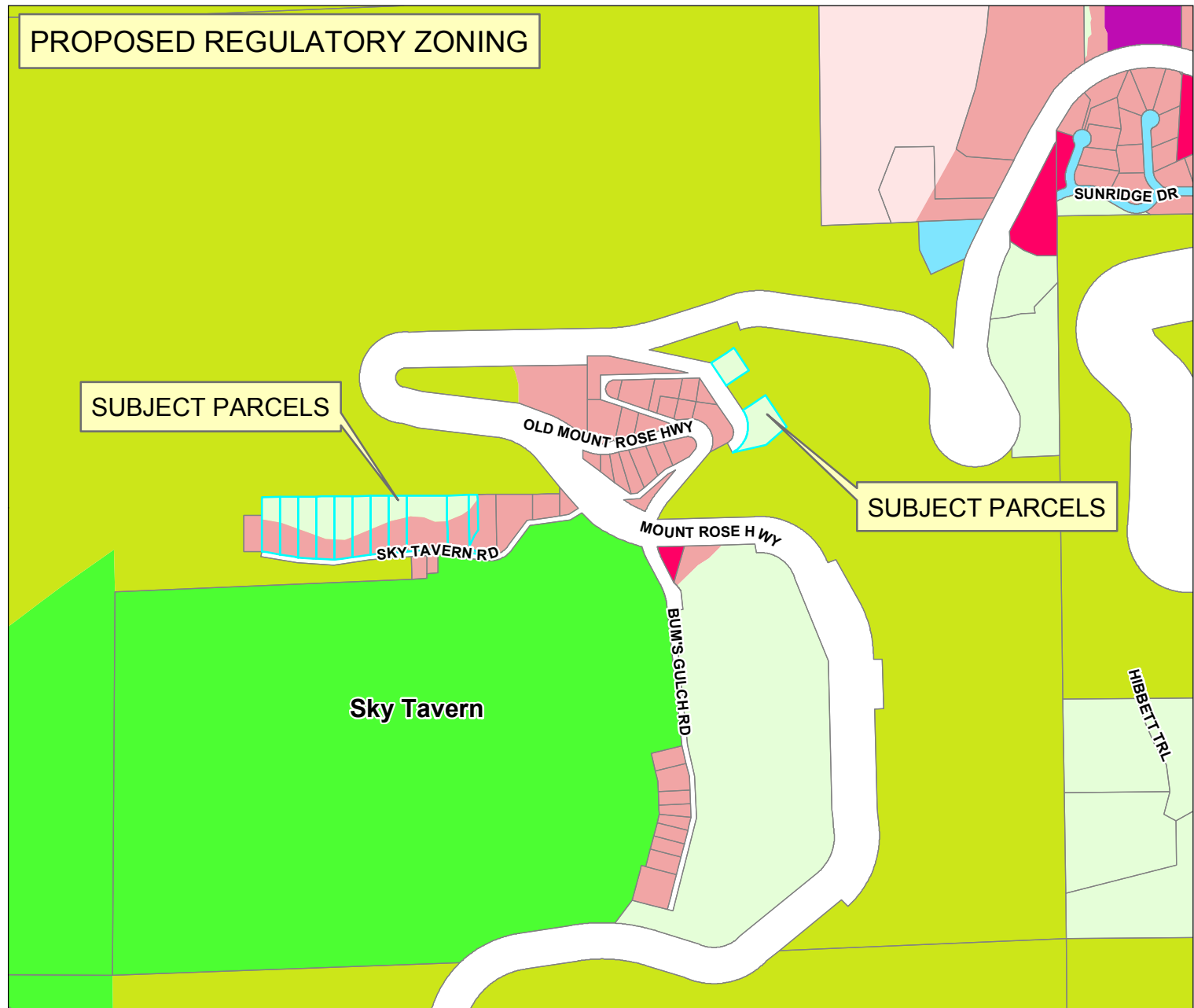
**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**  
1861

**EXISTING REGULATORY ZONING**



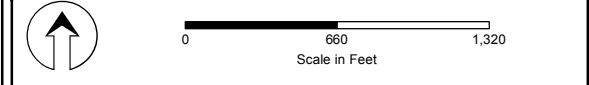
**PROPOSED REGULATORY ZONING**



**Forest Planning Area  
RZA15-003 (Sky Tavern)**

- |                                |                       |                                   |                            |
|--------------------------------|-----------------------|-----------------------------------|----------------------------|
| LOW DENSITY RURAL              | HIGH DENSITY SUBURBAN | NEIGHBORHOOD/OFFICE COMMERCIAL    | PARKS AND RECREATION       |
| MEDIUM DENSITY RURAL           | LOW DENSITY URBAN     | TOURIST COMMERCIAL                | OPEN SPACE                 |
| HIGH DENSITY RURAL             | MEDIUM DENSITY URBAN  | INDUSTRIAL                        | GENERAL RURAL              |
| LOW DENSITY SUBURBAN / LDS2    | HIGH DENSITY URBAN    | SPECIFIC PLAN                     | GENERAL RURAL AGRICULTURAL |
| MEDIUM DENSITY SUBURBAN / MDS4 | GENERAL COMMERCIAL    | PUBLIC AND SEMI-PUBLIC FACILITIES | WATER BODY/DRY LAKE        |

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