

## STAFF REPORT

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**Date:** March 27, 2024

**To:** Mayor and City Council

**Through:** Doug Thornley, City Manager

**Subject:** Staff Report (For Possible Action): Ordinance Introduction - Bill No. \_\_\_\_\_ Case No. ANX24-00002 (Dermody Trust Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of a portion each of two parcels being  $\pm 4,113$  square feet of property generally located south of Aspen Trail and north of Bridle Way; together with other matters which pertain to or are necessarily connected therewith. The site is adjacent to the City of Reno's jurisdictional boundary but is not located within the Sphere of Influence (SOI). Upon annexation, the site will have the Large-Lot Neighborhood (LL) Master Plan land use designation and the Large-Lot Residential – 1 acre (LLR1) zoning designation.

**From:** Carter Williams, Associate Planner

**Department:** Development Services - Planning

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**Summary:**

A request has been made for the annexation of a small portion of two parcels totaling  $\pm 4,113$  square feet, located south of Aspen Trail and north of Bridle Way (776 & 792 Aspen Trail). The site is adjacent to the City of Reno's jurisdictional boundary but is not located within the Sphere of Influence (SOI). Upon annexation, the site will have the Large-Lot Neighborhood (LL) Master Plan land use designation and the Large-Lot Residential – 1 acre (LLR1) zoning designation. Based on general compliance with the annexation review factors in the Reno Municipal Code (RMC), staff recommends approval of the requested annexation.

**Alignment with Strategic Plan:**

Economic and Community Development

**Previous Council Action:**

There is no recent Council action relevant to this item.

**Background:**

Until recently, much of the site to be annexed was believed to have been previously annexed into the City of Reno. It was discovered that the boundary of the property was adjusted in 2004 (Record of Survey 4410) that encroached into territory controlled by Washoe County. This change should have required an annexation, but none appears to have been approved or recorded. A building was then subsequently built across this cross-jurisdictional line by mistake. Most of the subdivision was annexed in 1992 for the development of the Juniper Ridge subdivision and planned unit development.

**Discussion:**

The site is a portion of two parcels totaling  $\pm 4,113$  square feet of land area. The property currently has the Low-Density Suburban (LDS) Washoe County zoning designation and the Suburban Residential Master Plan designation. As the property is not located within the City of Reno's SOI, the Master Plan land use designation is assigned based on Table 2-1 within RMC Section 18.02.105 (Classification of Annexed Land). According to the zoning translation table, the Suburban Residential Washoe County Master Plan designation would translate to LL. The Washoe County zoning designation would go from LDS to LLR1. As this translation would not result in an increase in density, it is consistent with the existing Tier 3 Regional Land Designation and would not require an amendment to the regional land designation.

To resolve a potential issue of a parcel being split by two jurisdictions, the applicant has submitted a boundary line adjustment that may be processed by the City of Reno upon annexation of the property.

The City of Reno has adopted ten criteria for the evaluation of annexation requests. Each criterion is identified and evaluated below.

*1. Location of the property to be considered for annexation:*

The site is within the Truckee Meadows Service Area (TMSA) boundary and is contiguous to the City of Reno to the west. The site is only accessible through a private driveway taking access through Aspen Trail.

*2. The logical extension or boundaries of city limits:*

Although this area was not originally contemplated in the Juniper Ridge planned unit development and subdivision, its sole access is taken from the subdivision boundary.

Property to the east was annexed in 1986, while the property to the west was annexed in 2002. The unannexed properties to the north are associated with the University of

Nevada, Reno (UNR) and are also located within the SOI. The property to the south is characterized by medium-density suburban residential development outside of the City's jurisdictional boundary. See the discussion on islands within Criterion 9.

The site is a logical extension because it is within the area identified for City expansion according to the SOI and TMSA. The adjacent annexed land to the east and west is already served by the Reno Police Department (RPD) and the Reno Fire Department (RFD). The site overall does not include irregular geometries because it either logically continues the capture of properties within the SOI or forms the topmost boundary between the existing SOI and unincorporated Washoe County territory.

3. *The need for the expansion to accommodate planned regional growth:*

This annexation request is unique in that it resolves specific jurisdictional conflicts between the City of Reno and Washoe County.

4. *The location of existing and planned water and sewer service:*

This site is currently served by both municipal sewer service and Truckee Meadows Water Authority (TMWA) water service.

5. *Community goals that would be met by the proposed annexation:*

The City of Reno Master Plan supports a fiscally responsible growth pattern and annexation policy to maintain and improve existing levels of service for current residents and future generations. Specifically, Policy 2.1D: Annexation outlines ten factors that should be utilized in considering annexation requests. Each of these factors is discussed below.

- a) Support the coordinated expansion of City infrastructure and efficient provision of services: Refer to discussion under Annexation Criteria 4 and 6.
- b) Are located in the TMWA service area: Refer to discussion under Annexation Criterion 4.
- c) Have existing or funded adequate facilities to support growth: The site is currently occupied by a single-family home that is already served by the City of Reno in near complete capacity. This annexation provides support in clarifying the service boundaries. Capital facilities are further discussed under Annexation Criterion 6.
- d) Submit a concurrent request to change to desired Master Plan land use designation(s): The RMC has a mechanism for automatic translation of Master

Plan land use designations from the Washoe County designation. A Master Plan Amendment application is not required.

- e) Enhance the mixture of uses and development types that match with the City's vision: There will be no effective change with this annexation.
- f) Do not create a fiscal burden or mitigate fiscal burdens based on a fiscal impact analysis and mitigation plan for expected/desired future land use designations: Refer to discussion under Annexation Criterion 7.
- g) Include areas similar in character to the city and that have a demonstrated reliance on City services: City of Reno Police and Fire currently provide service to the majority of this site, and this would be a logical extension of their services.
- h) Facilitate annexation of County islands: Refer to Annexation Criterion 9.
- i) Are contiguous with Reno City limits and located in the SOI: The site is contiguous to the City of Reno limits on the west. Although not located within the SOI, this is a logical extension based on access and service provision.
- j) Are consistent with other adopted policies: The proposed annexation supports the following policies:
  - Policy 2.1D: Annexation – The City of Reno Master Plan supports requests for annexation that meet the ten criteria listed in this policy. The annexation of this site would be in line with most of the criteria listed.

6. *The efficient and cost-effective provision of service areas and capital facilities:*

RPD and RFD would be responsible for the provision of police and fire services to the site upon annexation.

7. *Fiscal analysis regarding the proposed annexation:*

A fiscal impact analysis was not required for this project because the size of the area to be annexed is negligible.

8. *Whether Washoe County has adopted a community management plan for the annexation area:*

Staff is not aware of any community or character management plan impacting this property. Generally, this area was believed to be within the City of Reno until a mapping error was discovered so plans created by Washoe County exclude most of the area to be annexed.

9. *Whether the annexation creates any islands:*

No islands will be created with the annexation of this property.

10. *Any other factors concerning the proposed annexation deemed appropriate for consideration by Council:*

This request was forwarded to both the Washoe County Clerk for distribution to the Commissioners and the Washoe County Community Services Department and no comments were received.

The annexation request is scheduled to be reviewed by the Ward 1 Neighborhood Advisory Board (NAB) on March 11, 2024. A courtesy notice was sent to property owners within 750 feet of the annexation area and no comments were received. All future public comments will be forwarded to Council.

**Financial Implications:**

None at this time.

**Legal Implications:**

Legal review completed for compliance with City procedures and Nevada law.

**Findings:**

***General Review Criteria:*** The decision-making body shall review all development applications for compliance with the applicable general review criteria stated below.

- 1) Consistency with the Reno Master Plan. The proposed development shall be consistent with the Reno Master Plan. The decision-making authority:
  - b) Shall weigh competing plan goals, policies, and strategies; and
  - c) May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in Title 18 unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

- 3) Mitigates Traffic Impacts. The project mitigates traffic impacts based on applicable standards of the City of Reno and the Regional Transportation Commission (RTC).
- 4) Provides Safe Environment. The project provides a safe environment for pedestrians and people on bicycles.
- 5) Rational Phasing Plan. If the application involves phases, each phase of the proposed development contains all the required streets, utilities, landscaping, open space, and other improvements that are required to serve or otherwise accompany the completed phases of the project and shall not depend on subsequent phases for those improvements.

***Annexation Review Considerations:*** When considering an application for annexation submitted under Nevada Revised Statute (NRS) Section 268.670, Council shall consider the following factors in deciding on the application:

- 1) Location of the property to be considered for annexation;
- 2) The logical extension or boundaries of city limits;
- 3) The need for the expansion to accommodate planned regional growth;
- 4) The location of existing and planned water and sewer service;
- 5) Community goals that would be met by the proposed annexation;
- 6) The efficient and cost-effective provision of service areas and capital facilities;
- 7) Fiscal analysis regarding the proposed annexation;
- 8) Whether Washoe County has adopted a community management plan for the proposed annexation area;
- 9) Whether the annexation creates any islands; and
- 10) Any other factors concerning the proposed annexation deemed appropriate for consideration by Council.

**Recommendation:**

Staff recommends Council refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Proposed Motion:**

I move to refer Bill No. \_\_\_\_\_ for a second reading and adoption.

**Attachments:**

Ordinance

Exhibit A – Case Maps

Dermody Trust Annexation Legal Notice