

STAFF REPORT

Date: February 22, 2023

To: Mayor and City Council

Thru: Doug Thornley, City Manager

Subject: Staff Report (For Possible Action): Ordinance Introduction - Bill No. _____ Case No. ANX23-00001 (1045 Hoge Road Annexation) Ordinance annexing to and making part of the City of Reno certain specifically described territory of one parcel being ±3 acres of property located northwest of Hoge road ±670 feet west of its intersection with Mason Road. The subject site is located within of the City of Reno Sphere of Influence and the Truckee Meadows Service Area (TMSA). The subject site has a zoning designation of Unincorporated Transition – 5 acres (UT-5) and a Master Plan designation of Unincorporation Transition (UT).

From: Grace Mackedon, Associate Planner

Department: Development Services - Planning

Summary: A request has been made for annexation of one parcel totaling ±3 acres, located northwest of Hoge Road ±670 feet west of its intersection with Mason Road. The subject site is located within the City of Reno Sphere of Influence and has a City Master Plan land use designation of Unincorporated Transition (UT) and zoning designation of Unincorporated Transition – 5 acres (UT-5).

Based on general compliance with the annexation review factors in the Reno Municipal Code, staff recommends approval of the requested annexation.

Alignment with Strategic Plan:

- Economic and Community Development

Previous Council Action: The item was previously scheduled for hearing at the December 14, 2022 City Council meeting. At the applicant's request, the item was postponed.

Background: Application for annexation was received July 11, 2022. The proposed parcel for annexation consists of a single-family detached home with three secondary detached structures built in the 1950's. The single-family detached house is currently on septic and well and is accessed

via a private drive from the property to the south. The subject site is located within the Truckee Meadows Service Area (TMSA) and is within the City of Reno Sphere of Influence (SOI), as identified in the Truckee Meadows Regional Land Use Plan. The property has a contiguous boundary with the City of Reno along the entire eastern side. The parcel is owned by a single owner who has provided a petition for the annexation.

Discussion: The City of Reno has adopted 10 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 City's SOI and is contiguous to the City limits on the east. The site may be accessed via an access easement from the property to the south. Although this property is located in a rural area, it is in close proximity to City services and the North Virginia Street Mixed-Use Neighborhood Corridor.

2. The logical extension or boundaries of city limits:

As noted above, the site is located within the City's SOI, which is the area identified for City expansion over a 20-year time period. Additionally, the property abuts the City of Reno to the east and annexation will expand the city limits in an orderly way with a residential use. The adjacent annexed land is served by City of Reno Police and Fire services and expansion of the City boundary would extend those services. The annexation does not leave gaps or create any islands of unincorporated lands, nor does it introduce unusual geometric configurations to the boundary, nor does it incorporate unbuildable lands. The subject site can be served with extension of existing nearby utilities located in Hoge Road, allowing current or future planned development in this location to be supported by services already provided by the city.

Properties immediately adjacent to the east of the site are incorporated in the City of Reno and were annexed in 1981. Properties to the north and southeast of the site are owned by the Bureau of Land Management (BLM) and are within the SOI, but are not incorporated in the City of Reno. Properties to the west and south of the site are single-family homes that are also within the SOI, but unincorporated.

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

The 2019 Truckee Meadows Regional Plan identifies the subject site as a Tier 2 Regional Land Designation. Tier 2 land is comprised of areas within the TMSA where generally less dense development occurs with a mix of residential and non-residential uses. This designation supports connectivity from Tier 2 to Tier 1 lands and Mixed-Use Core area through multi-modal means

with proximity and availability of adequate infrastructure and facilities. This designation indicates the site is located in an area planned to accommodate some moderate population growth and receive municipal services over the 20-year planning horizon.

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

The site is currently being serviced by a well and septic system. Future development of the parcel would require the extension and connection of utilities. The subject site is located inside of the Truckee Meadows Water Authority (TMWA) service area. TMWA is currently providing water to 805 Hoge Road which is ± 350 feet east of the project site. Future development of the site will be required to provide a will-serve letter from TMWA as the water service provider. City of Reno sewer service is also located ± 350 feet east of the project site with an eight-inch main. Future development would require the extension of the sewer system. All costs associated with this extension would be the responsibility of the developer.

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 Criteria 4.
- c) Have existing or funded adequate facilities to support growth: The subject site currently consists of one single-family home with three detached accessory structures. Any future development or expansion would be responsible for the extension of water and sewer facilities to support growth at the time of development. Capital facilities are further discussed under Annexation Criteria 6.
- d) Submit a concurrent request to change to desired Master Plan land use designation(s): The existing UT Master Plan land use designation was assigned to the site through the *ReImagine Reno* Master Plan. The applicant has submitted a request to change the Master Plan designation from UT to Single-Family Neighborhood (SF) since the ± 3 acre site is non-conforming with the UT designation. The UT designation requires a 5-acre minimum lot size. As such, this change will bring the site into Master Plan conformance.
- e) Enhance the mixture of uses and development types that match with the City's vision: This annexation along with the proposed Master Plan and zoning map

amendments allow for a wider range of options for residential development. Future development will require improved access from the subject site to Hoge Road and utility connections, which will allow for residential development at intensities consistent with abutting properties to the east and improved infrastructure for the surrounding neighborhood.

- 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 Criteria 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 a majority of this area, and this would be a logical extension of their services. Roadway and recreation facilities needed to meet level of service standards would be further evaluated when a project is proposed.
- h) Facilitate annexation of County islands: Refer to Annexation Criteria 9.
- i) Are contiguous with Reno City limits and located in the SOI: The site is contiguous to the City limits on the east side and is located within the City's SOI.
- j) Are consistent with other adopted policies: The proposed annexation supports the following policies:
 - Policy 2.1A: Growth Tiers – Annexation of the site would shift its classification from priority category four (all other locations in the SOI) to priority category three (areas located in the City that do not have infrastructure and services in place, but can be served by the City if infrastructure is built and services can be provided), consistent with its Tier 2 Regional Plan designation.
 - 2.1D: Annexation – The City of Reno Master Plan supports requests for annexation that meet the ten criteria listed in this policy. Annexation of this site would be in line with most of the criteria listed.
 - 2.3B: Cost of Growth –Annexation of the site would require that new development pay the cost of required public improvements..

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

The Reno Police Department (RPD) would be responsible for the provision of police services to the site upon annexation. Abutting properties within City limits to the east are already served by RPD and this would be a logical extension of services.

The Reno Fire Department (RFD) noted that the closest fire station to this project would be Station 10 located at 5250 N. Virginia Street (0.6 miles due east of the subject property). The current response time from Station 10 would be five minutes. The second closest fire station is Station 2 located at 2500 Sutro Street with a ten minute response time. Per the Regional Standards of Cover,

the first due response objective for fire or medical emergency response in an urban area is six minutes. Fire mitigation measures (i.e. fire sprinklers) are required for properties with a response time of six minutes or more. Upon annexation, the City of Reno is responsible for all fire service costs. Like RPD, RFD currently provides service to properties abutting the site and this would be a logical extension of services.

As discussed above, with City of Reno municipal boundaries are located contiguous to the site and public safety services can be extended to the site.

7. Fiscal analysis regarding the proposed annexation:

The subject site is less than 20 acres (± 3 acres) in size, and does not require a Fiscal Impact Analysis in accordance with the Reno Municipal Code. The City of Reno Finance Department reviewed the request and agreed the proposed annexation would result in a positive fiscal impact for the City of Reno.

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

Due to the site's location in the City's SOI and the City's adoption of extraterritorial jurisdiction (i.e. land use and permitting authority prior to annexation), all land use permitting falls under the City's jurisdiction. Development of the site will be governed by the Reno Master Plan and Reno Municipal Code standards regardless of annexation status.

9. Whether the annexation creates any islands:

Annexation of this site would not create any islands. Currently the site is contiguous with the City limits on the east and the sphere of influence on the west.

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

Comments from City of Reno reviewing departments and outside reviewing agencies are discussed throughout this report (**Exhibit B**). This request was forwarded to both the Washoe County Clerk for distribution to Commissioners and the Washoe County Community Services Department and no comments were received.

Neighborhood Advisory Board (NAB): The annexation request was intended to be reviewed by the Ward 4 NAB on October 20, 2022. However, the project was not properly agendaized and could not be discussed by members. The applicant submitted public NAB comment and hosted their own

public meeting for the Master Plan amendment submitted concurrently with this request. The neighborhood meeting was hosted on November 1, 2022 where no comments were received. Following the public meeting, three comments were received in opposition of the annexation (**Exhibit C**). All future public comments will be forwarded to the City Council.

Financial Implications:

Please refer to the fiscal analysis discussion in criteria #7 above.

Legal Implications:

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

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.

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 and application that provides a public benefit even if the development is contrary to some of the foals, policies, or strategies in the Reno Master Plan.
- 2) Compliance with Title 18. The proposed development shall comply with all applicable standards in this Title, 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.
- 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 of 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 NRS Section 268.670, the City 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.

Attachments:

Exhibit A – Case Maps

Exhibit B – Agency Comments

Exhibit C – Public Comment

BILL NO. ____

ORDINANCE NO. ____

ORDINANCE ANNEXING TO AND MAKING PART OF THE CITY OF RENO CERTAIN SPECIFICALLY DESCRIBED TERRITORY OF ONE PARCEL BEING ±3 ACRES OF PROPERTY LOCATED NORTHWEST OF HOGE ROAD ±670 FEET WEST OF ITS INTERSECTION WITH MASON ROAD, WITHIN THE CITY OF RENO SPHERE OF INFLUENCE (SOI) AND THE TRUCKEE MEADOWS SERVICE AREA (TMSA), WASHOE COUNTY, NEVADA, TOGETHER WITH OTHER MATTERS WHICH PERTAIN TO OR ARE NECESSARILY CONNECTED THEREWITH.

WHEREAS, all of the property owners within the area proposed to be annexed by this Ordinance have petitioned for annexation pursuant to the provisions of the Nevada annexation law (N.R.S. 268.670); and

WHEREAS, it appears in the best interest of the City of Reno that the property described herein be annexed to the City of Reno; and

WHEREAS, said property as described in the attached Exhibit “A” will remain with the Unincorporated Transition – 5 acre minimum (UT-5) zoning designation upon date of annexation.

THEREFORE, THE CITY COUNCIL OF THE CITY OF RENO DO ORDAIN:

SECTION 1. In compliance with the provisions of the Nevada Annexation Law (N.R.S. 268.610 et. seq.) and pursuant to Petitions filed July 11, 2022 with the City of Reno by one hundred percent (100%) of the owners of record within the hereinafter described property contiguous to Ward 4 of the City of Reno, the exterior boundaries of the City of Reno are hereby extended to annex and include the real property described in the attached Exhibit "A."

CASE NO. ANX23-00001 (1045 Hoge Road Annexation)
APN NO. 082-361-16

SECTION 2. Said real property together with all the tenements and inhabitants thereof, shall be subject to all of the laws applicable to the City of Reno and entitled to all the benefits of the government of the City of Reno and is hereby annexed and made a part of Ward 4 of the City of Reno.

SECTION 3. The City Clerk of the City of Reno is hereby instructed to prepare and to file a plat of said territory described in Section 1 of this Ordinance and record the same in the office of the County Recorder of Washoe County, Nevada, together with this Ordinance.

SECTION 4. This Ordinance shall be in effect after its passage, adoption, and publication in one issue of a newspaper printed and published in the City of Reno.

SECTION 5. The City Clerk and Clerk of the City Council of the City of Reno is hereby authorized and directed to have this Ordinance published in one issue of the Reno-Gazette Journal, a newspaper printed and published in the City of Reno.

PASSED AND ADOPTED this __ day of ____, 2023, by the following vote of the Council:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this __ day of _____, 2023.

MAYOR OF THE CITY OF RENO

ATTEST:

CITY CLERK AND CLERK OF THE CITY
COUNCIL OF THE CITY OF RENO, NEVADA

EFFECTIVE DATE:

EXHIBIT A

APN:082-361-16

All that certain real property situate in the County of Washoe, State of Nevada, described as follows:

Township 20 North, Range 19 East, M.D.B.&M.

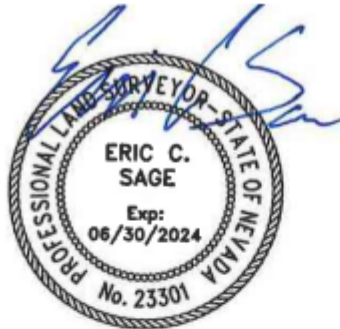
Section 27: The North $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$.

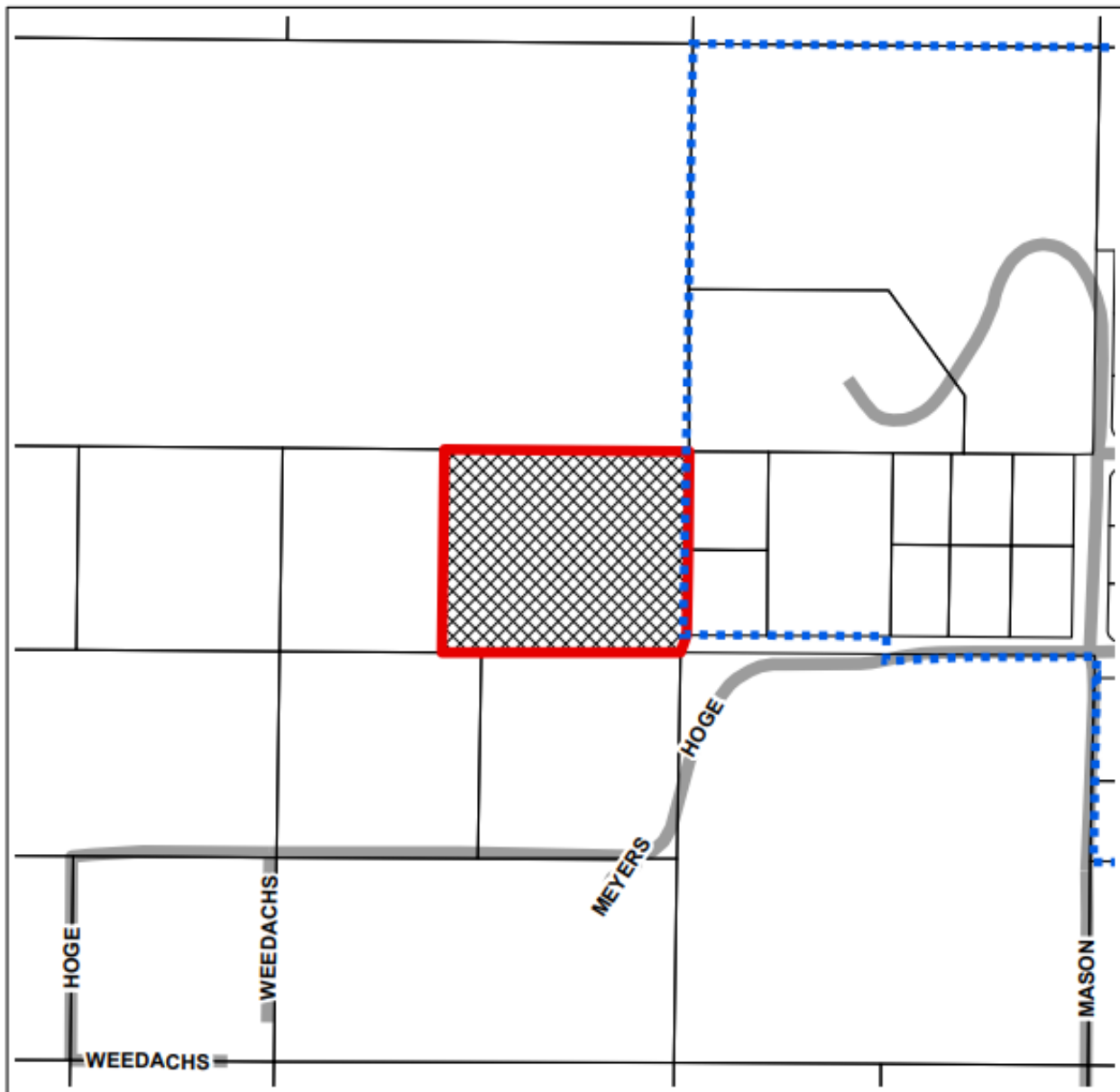
Excepting therefrom the West 264.00 Feet

Also Excepting therefrom all oil, gas and other mineral deposits


Document No. 4401922 is provided pursuant to the requirements of Section 6.NRS 111.312


Note: The above legal description was taken from document No. 5157887 recorded March 25, 2021
official records Washoe County, State of Nevada

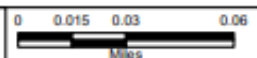




ANX23-00001 **(1045 Hoge Road Annexation)**

 **ANNEXATION**
of one ±3 acre parcel

 **CITY LIMITS**



The information hereon is approximate and is intended for display purposes only. Reproduction is not permitted. For additional information, please contact the City of Reno Development Services Department



**Development Services
Department**

1 East 1st Street Phone: 321-8309
P.O. Box 1900 Fax: 334-2043
Reno, NV 89505 www.reno.gov

Map Produced: July 2022