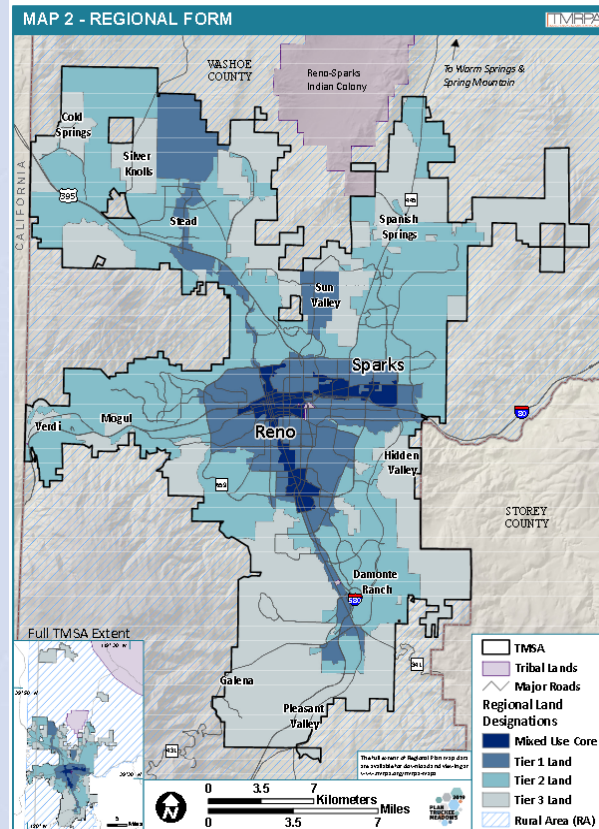




WMPA20-0004

LUTE Amendment



Planning Commission
August 4, 2020



Background/Request

- October 10, 2019, the 2019 Truckee Meadows Regional Plan was adopted
- County is updating the Land Use And Transportation Element (LUTE) to bring it into conformance with the Regional Plan per NRS 287.028.



4 Areas of Conformance

1. Include language identifying how Washoe county will be limiting development outside of the TMSA to 2% of the cumulative development
2. Include language describing the limitation of development outside the TMSA to not allow new divisions of land that would create a parcel less than 5 acres in size
3. Include language acknowledging the Regional Land Designations and Priority Hierarchy for Development
4. Include language referencing the Regional Land Designations density requirements



Intent of Changes

- 1. Bring the Land Use and Transportation Element into conformance**
- 2. Minor code changes to clarify and simplify reading**
- 3. Provide development flexibility.**



Proposed Changes

1. Introduction

2. LUT 1.1

3. LUT 1.4

4. LUT 3.1

5. LUT 3.3

6. Goal 7

7. Goal 8

8. LUT 8.3

9. LUT 15.2

10. LUT 15.9

11. LUT 23.7



Introduction

Original

~~Washoe County staff has been working diligently to update each Area Plan (AP) within the unincorporated County. The Area Plans consist of both Rural Character Management Areas (RCMAs) and Suburban Character Management Areas (SCMAs) to differentiate between different growth patterns.~~ The LUTE will encourage appropriate character-based communities ~~within these suburban and rural character management areas.~~ As development occurs ~~closer to the incorporated city,~~ smart growth practices will be adhered to.

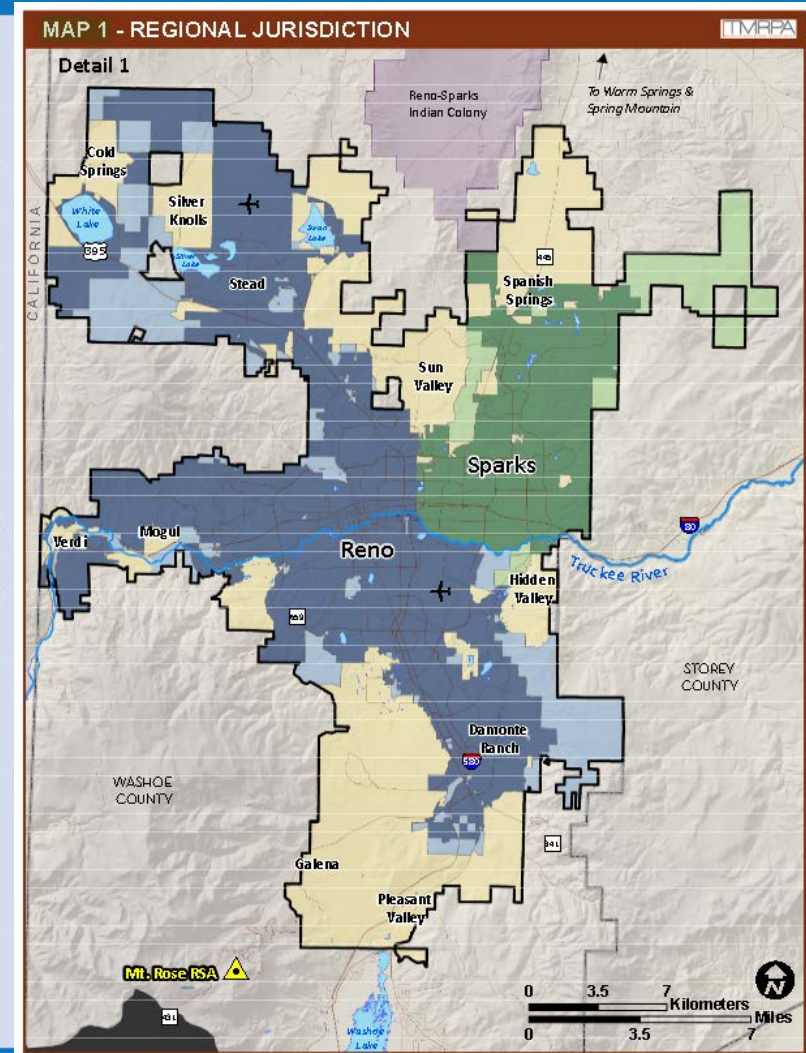
Proposed

The LUTE will encourage the development of appropriate character-based communities within Area Plans consistent with the Regional Land Designations and Priority Hierarchy of the Truckee Meadows Regional Plan. As development occurs **within the Truckee Meadows Service Area**, the smart growth practices outlined in this plan will be implemented



TMSA

- Adopting an inside TMSA vs outside of TMSA development framework





LUT 1.1

Original

~~Washoe County should define smaller areas where more intense suburban development is permitted (parallel with the Area Plan Suburban Character Management Area, or SCMA), and larger areas outside the suburban areas where development is strictly limited to retain the existing rural character (parallel with the Area Plan Rural Character Management Area, or RCMA).~~

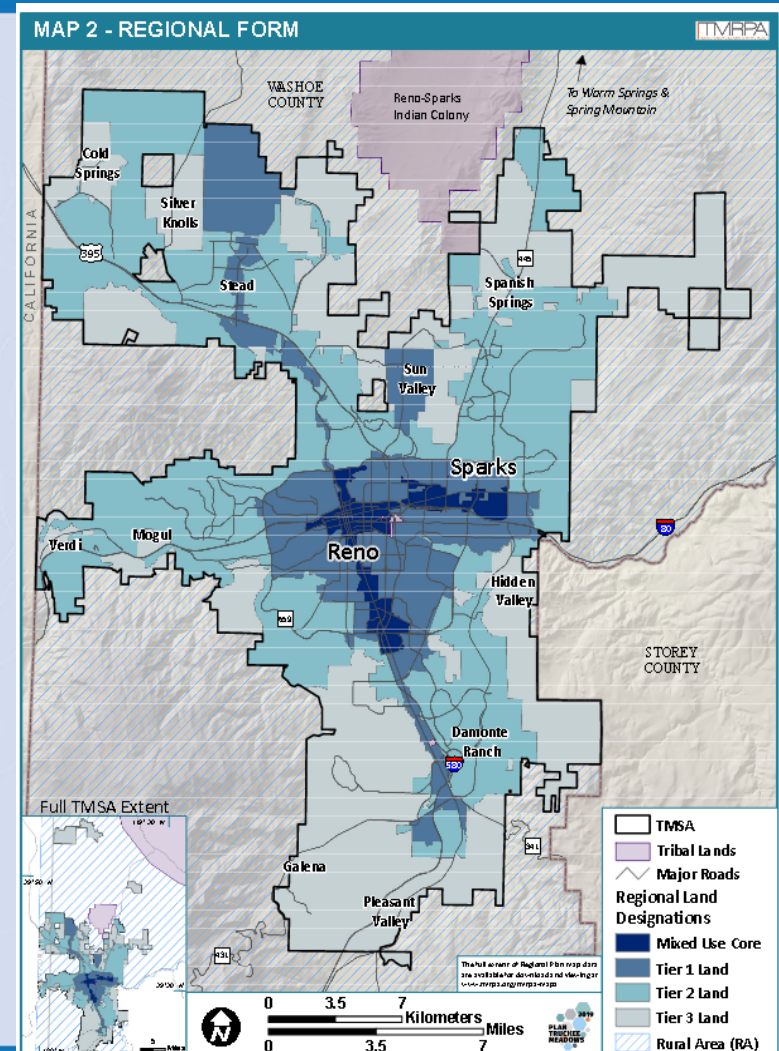
Proposed

Washoe County will conform to the Truckee Meadows Regional Plan's Regional Land Designations in order to direct growth to sustainable development areas based on the Character Management Areas (CMAs) outlined in the area plans.



Regional Land Designations

- **Mixed Use**
 - **Tier 1**
 - **Tier 2**
 - **Tier 3**
 - **Rural Area**
-
- **More in LUT 3.1**





LUT 1.4

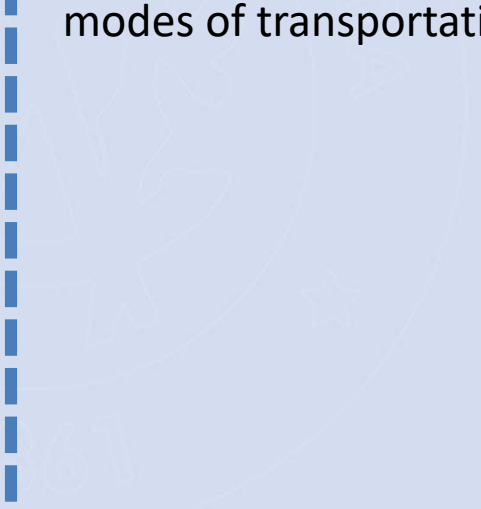
Original

Residential should be within close proximity to retail/commercial land uses **SCMAs** to facilitate both walking and cycling as desirable and safe modes of transportation.



Proposed

Residential uses should be within close proximity to retail/commercial land uses primarily **within the TMSA** to facilitate both walking and cycling as desirable and safe modes of transportation.





LUT 3.1

Original

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).~~

Proposed

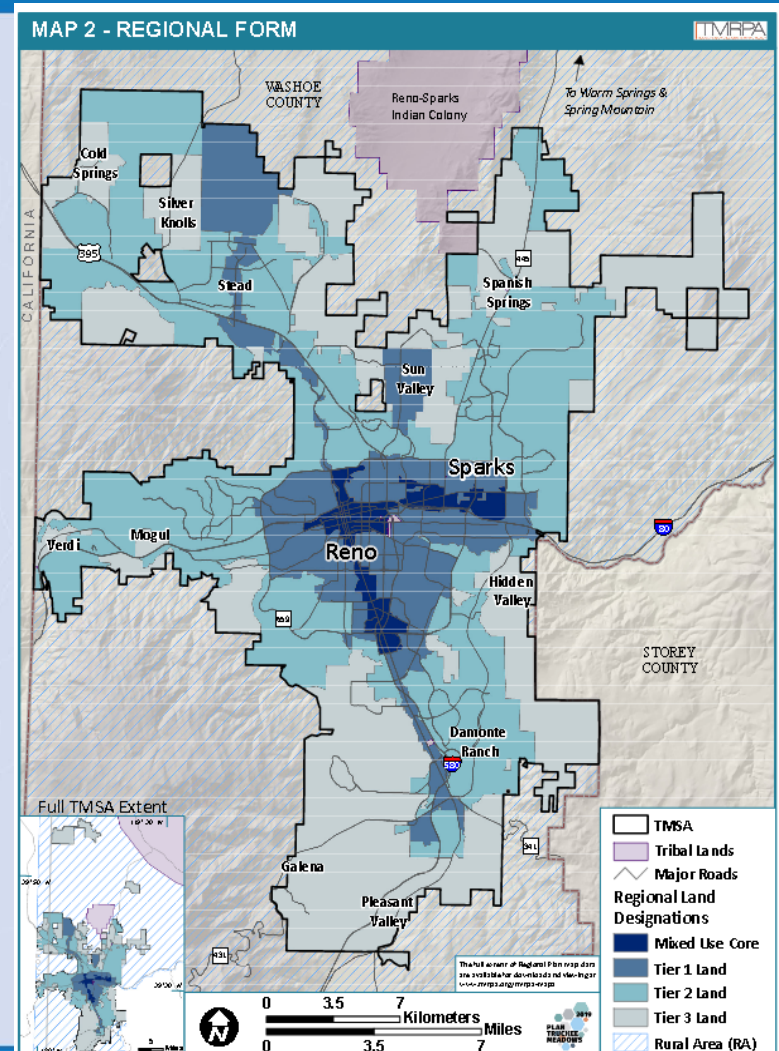
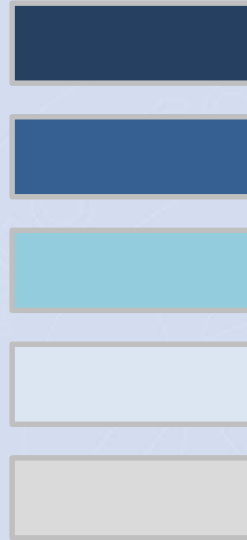
Require timely, orderly, and fiscally responsible growth that is **targeted based on the Regional Land Designations outlined in Table 3.1 and Map 2 of the Truckee Meadows Regional Plan:**

Tier	Minimum Density	Maximum Density (du/ac)
Mixed Use Core	14 du/ac	None
Tier 1	Existing	No Maximum
Tier 2	No minimum	30du/ac
Tier 3	No minimum	Existing
Rural Area	N/A	1 unit per 5 acres



Regional Land Designations

- Mixed Use
- Tier 1
- Tier 2
- Tier 3
- Rural Area





LUT 3.3

Original

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

Proposed

New development in the Rural Area (RA) shall be limited to a minimum lot size of 5 acres unless clustering is approved as part of a Rural Development Area (RDA) as referenced per the 2019 Regional Plan policy RF7.



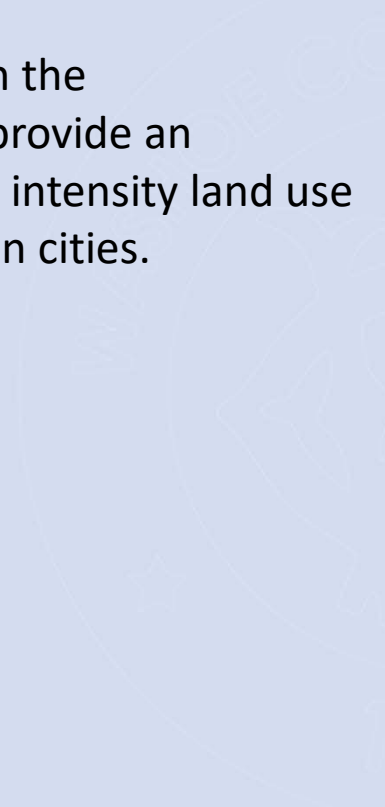
Rural Development Area

- **Outlined in 2019 Regional Plan policy RF7**
 - Requires a Regional Map amendment
 - Clustered development
 - Overall density cannot be more than 1 dwelling per 5 acres
 - Requires community services and infrastructures
 - Cannot promote expansion of TMSA due to proximity
 - Requires identification and preservation of open space
 - Must be in the public benefit.



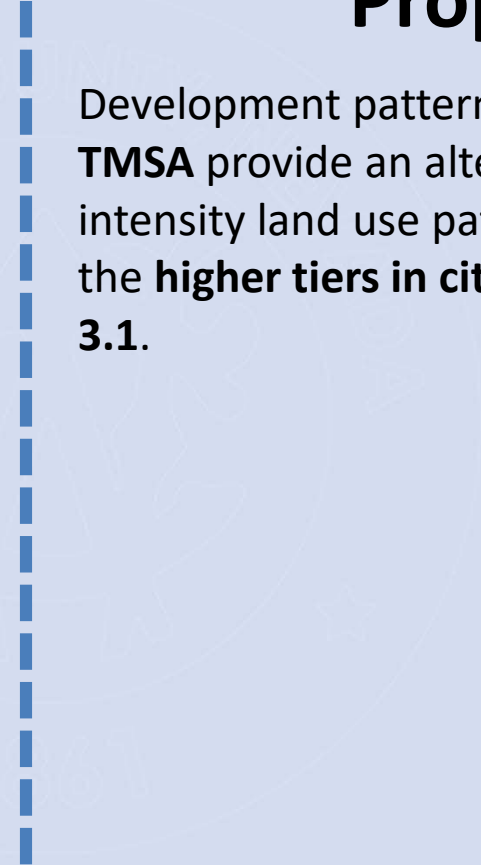
Goal Seven

Original



Development patterns in the unincorporated ~~SCMAs~~ provide an alternative to the higher intensity land use patterns that are found in cities.

Proposed



Development patterns in the unincorporated **TMSA** provide an alternative to the higher intensity land use patterns that are found in the **higher tiers in cities as referenced in LUT 3.1.**





Goal Eight

Original

Development patterns in the unincorporated General Rural (GR) or General Rural **Residential (GRR)** County designation, or **RCMAs**, provide an alternative to the higher intensity land use pattern that is found within the **unincorporated SCMAs**.

Proposed

Development patterns in the unincorporated General Rural (GR) or General Rural **Agricultural (GRA)** regulatory zone designation on parcels 40 acres or larger, or **outside of the TMSA**, provide an alternative to the higher intensity land use pattern that is found within the **TMSA**.



LUT 8.3

Original

The Warm Springs **RCMA** includes Area Modifiers for **GRR** (See Development Code Section 110.226.15)



Proposed

The Warm Springs **Area Plan** includes Area Modifiers for **GRA** (See Development Code Section 110.226.15)





LUT 15.2

Original



~~Maintain opportunities for rural lifestyles within the RCMAs by preserving large lot sizes (5 acres and above) in areas outside of the Truckee Meadows Service Area.~~

Proposed



Washoe County will work with TMRPA to ensure that growth within the RA does not exceed 2% of the region's 20-year residential growth.





Original Intent Strengthened

Original 15.2

~~Maintain opportunities for rural lifestyles within the RCMAs by preserving large lot sizes (5 acres and above) in areas outside of the Truckee Meadows Service Area.~~

Intent

Proposed 15.2

Washoe County will work with TMRPA to ensure that growth within the RA does not exceed 2% of the region's 20-year residential growth.

Proposed 3.3

New development in the Rural Area (RA) shall be limited to a minimum lot size of 5 acres unless clustering is approved as part of a Rural Development Area (RDA) as referenced per the 2019 Regional Plan policy RF7.



2% Residential Growth

Consensus Forecast

- Regional is responsible for tracking the 2% residential growth using their consensus forecast and modeling per policy RF1.

Year	Population	Change	2% Change
2018	464,523		
2019	471,436	6,913	138
2020	477,687	6,251	125
2021	483,655	5,968	119
2022	489,191	5,536	111
2023	494,583	5,392	108
2024	499,755	5,172	103
2025	504,735	4,980	100
2026	509,475	4,740	95
2027	514,094	4,619	92
2028	518,562	4,468	89
2029	522,924	4,362	87
2030	527,225	4,301	86
2031	531,432	4,207	84
2032	535,516	4,084	82
2033	539,522	4,006	80
2034	543,472	3,950	79
2035	547,364	3,892	78
2036	551,205	3,841	77
2037	555,009	3,804	76
2038	558,746	3,737	75



LUT 23.7

Original

Within **RCMAs**, support the protection of sensitive environmental resources (as defined in the Natural Resources and Open Space Plan) and productive agricultural lands by working with conservancies and property owners to establish conservation easements.

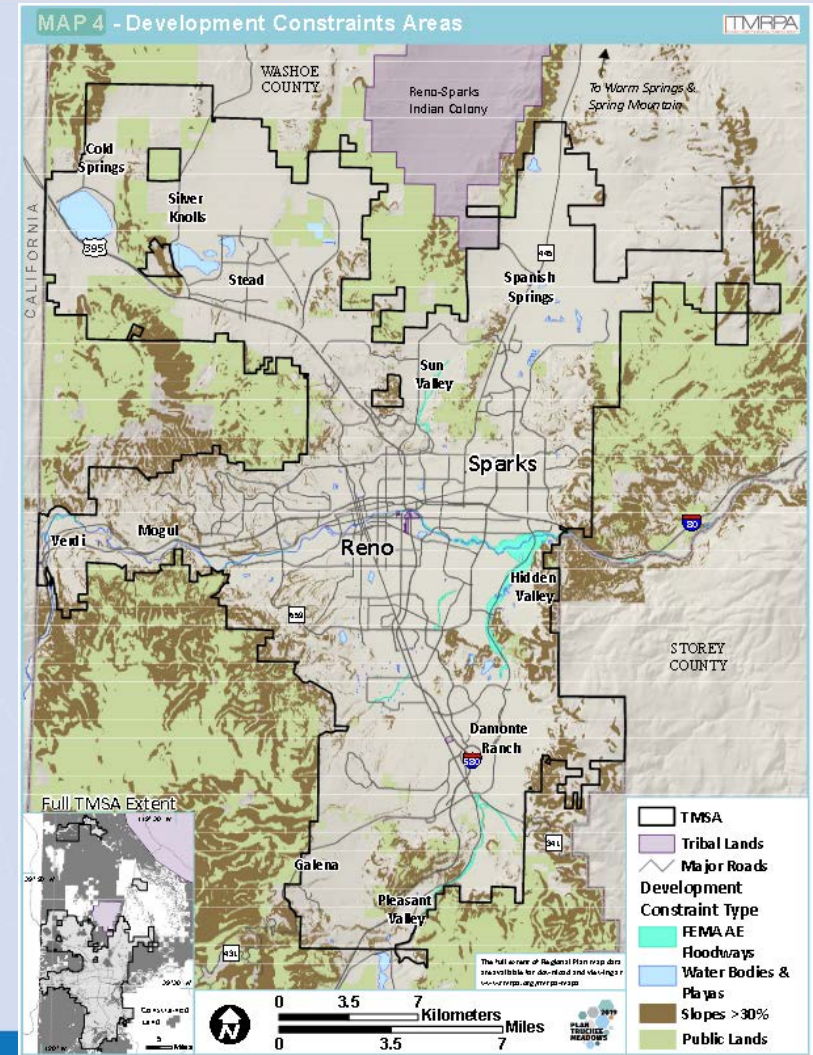
Proposed

Within all DCAs (Developmentally Constrained Areas) and outside of the TMSA, support the protection of sensitive environmental resources (as defined in the Natural Resources and Open Space Plan) and productive agricultural lands by working with conservancies and property owners to establish conservation easements.



Development Constraints Areas

- Playas
- Jurisdictional waters/wetlands in accordance with section 404 of Clean Water
- FEMA floodplains
- Significant water bodies
- Natural slopes over 30%
- Public Lands





Neighborhood Meeting and Public Comment

- **Neighborhood Meeting held July 22**
- **Concerns over the following**
 - 1.4 – was there a requirement to build pedestrian and cycling infrastructure
 - 3.1 - location and extent of density
 - 15.2 – removal of the protections for large lot development.
 - How regional determines the 2% cap.
 - Generally,
 - Open space and environmental impacts
 - Potential impacts on Area Plans



Required Findings

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.** 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 Master Plan designation.
5. **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.



Recommendation

- Those agencies which reviewed the application recommended conditions to address applicable codes and impacts associated with the project. After a thorough analysis and review, staff recommends that the Planning Commission carefully consider all aspects of Master Plan Amendment Number WMPA20-0004 and approve the requested amendment.



Possible Motion

- **APPROVAL:** 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 initiate and adopt the resolution contained at Exhibit A to this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0004 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.