



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director
Nathan Edwards, Legal Counsel



Washoe County Planning Commission

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger M. Edwards

Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore

WASHOE COUNTY PLANNING COMMISSION MINUTES

May 20, 2010

The Washoe County Planning Commission met in special session on Thursday, May 20, 2010, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:02 p.m. The following Commissioners and staff were present:

Commissioners present: Dian A. VanderWell, Chair
Neal Cobb
Roger M. Edwards
Vaughn Hartung
Roy Hibdon
D.J. Whittemore

Commissioners absent: William Weber

Staff present: Adrian P. Freund, FAICP, Community Development Director
Chad Giesinger, Senior Planner, Community Development
Eric Young, Ph.D., Planner, Community Development
Bill Whitney, Senior Planner, Community Development
Renee Schebler, Planning Technician, Community Development
Nathan Edwards, Esq., Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Hibdon led the pledge to the flag.

APPROVAL OF AGENDA

In accordance with the Open Meeting Law, Commissioner Hartung moved to approve the agenda as written for the May 20, 2010 meeting. Commissioner Cobb seconded the motion, which carried unanimously.

APPEAL LANGUAGE

Director Freund recited the appeal procedure for items heard before the Planning Commission.

Chair VanderWell recited the ethics law procedure for disclosures.

APPROVAL OF MINUTES

None

PUBLIC COMMENT

As there was no response to the call for public comment, Chair VanderWell closed the public comment period.

ITEM ONE

PUBLIC HEARING: CONVERSION FROM A ONE MAP SYSTEM OF LAND USE PLANNING TO A TWO MAP SYSTEM OF LAND USE PLANNING TO INCLUDE AMENDMENTS TO BOTH THE WASHOE COUNTY COMPREHENSIVE PLAN AND THE WASHOE COUNTY DEVELOPMENT CODE AS PROVIDED IN *PART A* (COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP10-002) AND *PART B* (DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA10-002) OF THIS ITEM.

PART A

COMPREHENSIVE PLAN AMENDMENT CASE NUMBER CP10-002 – To consider amending Washoe County Comprehensive Plan, particularly the Introduction, Executive Summary, Land Use and Transportation Element of Volume One of the Washoe County Comprehensive Plan and each Area Plan contained in Volume Two of the Washoe County Comprehensive Plan. The amendment request would implement the conversion from a one-map (land use designation) land use planning system---which, among other things, combines the county’s master plan with its zoning/land use designations map and rules---to a two-map (Master Plan Map and Zoning Map) land use and planning system---which, among other things, will separate the zoning/land use designation map and rules from the County’s master plan. The amendment would change the entirety of the Comprehensive Plan, including but not limited to implementation of the naming conventions of “Master Plan,” “Regulatory Zone,” and “Zoning” which replace “Comprehensive Plan,” “Land Use Designation,” and “Planned Land Use” where appropriate; deletion as obsolete of the sections entitled Policies and Action Programs and Annual Growth Management Report and the Element entitled Regional Plan Conformance; and further, the amendment would change the Introduction and the Executive Summary by updating the review of the contents of the master plan, deleting or deleting and replacing obsolete references and data, and accurately reflecting the County’s organizational structure; and further, the amendment would change the Land Use and Transportation Element of the Comprehensive Plan by defining Master Plan Land Use Categories, including Rural, Rural Residential, Suburban Residential, Urban Residential, Commercial, Industrial, and Open Space, and determining their applicability to all parcels within the county as will be set forth in the Master Plan and defining the relationships of Master Plan Land Use Categories to Regulatory Zones therein; and further, the amendment would change each area plan contained in Volume Two by replacing the current “Land Use Plan” map with the new “Master Plan Map”; and, finally, the amendment would make other changes to the Comprehensive Plan necessary or appropriate to carry out the overall conversion from the one map system to the two map system as identified during the amendment process.

PART B

DEVELOPMENT CODE AMENDMENT CASE NUMBER DCA10-002 – To consider amending the Washoe County Development Code to implement the conversion from a one-map (land use designation) land use planning system---which, among other things, combines the county's master plan with its zoning/land use designations map and rules---to a two-map (Master Plan Map and Zoning Map) land use and planning system---which, among other things, will separate the zoning/land use designation map and rules from the county's master plan., by amending the entirety of the Development Code, including but not limited to implementation of the naming conventions of "Master Plan," "Regulatory Zone," and "Zoning" which replace "Comprehensive Plan," "Land Use Designation," and "Planned Land Use" where appropriate, and deleting or deleting and replacing obsolete references and data, and accurately reflecting the county's organizational structure; deletion of Article 816, Specific Plans as obsolete; changes to Division One, Article 106, Regulatory Zones to define Master Plan Categories and Regulatory Zones and to define the relationships therein; Division Three, Article 302, Allowed Uses to include "Low Density Suburban 2 (LDS2) and "Medium Density Suburban 4 (MDS4)" as new zoning designations (having been previously created in various adopted area plans); Division Four, Article 406 Building Placement Standards to provide development standards for "Low Density Suburban 2 (LDS2) and "Medium Density Suburban 4 (MDS4); Division 8, Article 820, Amendment of Comprehensive Plan to define procedures and standards for amending the new master Plan; and finally the creation of Article 821, Amendment of Regulatory Zone, to establish the procedures and standards for the amendment of regulatory zone boundaries, otherwise known as amendments to the zoning map; and finally, the amendments would make other changes to the Development Code necessary or appropriate to carry out the overall conversion from the one map system to the two map system as identified during the amendment process.

Chair VanderWell opened the public hearing and called for disclosures of which there were none.

Director Freund spoke to the significance of the move from a single map system to a two-map system, the largest change in the County Planning process in 17 years. The process was officially kicked off at a joint meeting of the Planning Commission and the Board of County Commissioners in November 2009 and become a Board priority. He expressed appreciation to the Planning Commission and the Board of County Commission for their endorsement of the process change. Gratitude was also expressed to the Community Development staff comprising the Two-Map team, Department Counsel, the Department of Community Relations, the County Reprographics Department, and the Technical Advisory Committee for their help and support. The two-map system addresses the needs of the stakeholders, provides for a more orderly process, makes the master plan a more stable document and hopefully will help the community.

Bill Whitney provided an overview of the comprehensive planning process and public involvement process including outreach to each of the Citizen Advisory Boards (CABs), internal and external stakeholders, the creation of the Technical Advisory Committee, the products created to help with citizen education, use of the County's website, extensive noticing and staff response to citizen inquiries and input.

Eric Young reviewed the staff report dated May 4, 2010, providing the background for the project, the goals, advantages, guiding principles, process and methodologies for creating the Master Plan categories and reviewed the proposed amendments to the Development Code and the Comprehensive Plan.

Dr. Young indicated changes in addition to those necessary to implement a two-map system included those to update obsolete data, organizational structure; to address concerns with conformance with the Regional Plan; to address state statute updates; and to maintain consistent naming conventions. Dr. Young reviewed the proposed amendments to the Comprehensive Plan and the Development Code focusing on the substantive changes to the Land Use and Transportation Element and Divisions One and Eight of the Development Code.

The Land Use Plan map in each of the Area Plans would be replaced with the Master Plan map and the Land Use Plan maps would become the Regulatory Zone maps maintained separate from the Master Plan documents.

It was necessary to create and define the Master Plan categories and determine which regulatory zones would be available in each master plan category. Dr. Young described how Master Plan designations were assigned within and outside the Truckee Meadows Service Area (TMSA) and for those portions of the county with a current specific plan designation. The Introduction and Executive Summary were updated in their entirety. Three land use designations previously only provided for in particular planning areas (General Rural Residential, Low Density Suburban Two and Medium Density Suburban Four) would become available throughout the county with descriptions and criteria provided for in the Land Use and Transportation Element and the Development Code. Commercial designations, especially Tourist Commercial is limited in Unincorporated Washoe County and is further restricted by Regional Plan provisions.

Division One changes provide for the Master Plan designation descriptions and provisions. Division Eight changes include the proposed deletion of Article 816, Specific Plans, in order to provide for a new system for specific plans as included in Article 106 provisions. A Specific Plan Zoning designation would need to be consistent with the Master Plan category and would require an accompanying Development Standards Manual. Provisions within the Development Code were amended to coincide with state statute. Article 820, with the provisions for a Comprehensive Plan amendment, would be renamed to provide for Master Plan amendments; a new Article 821, providing for the amendment of a Regulatory Zone, would be created. The Development Code and Area Plan findings and the review process for a Master Plan amendment and for a Regulatory Zone amendment were reviewed.

Chad Giesinger provided graphical examples of the conversion process, detailing the conversion process for each of the Master Plan categories.

Len Rogalla, 15 Velda Rose Lane, Sparks, asked if tax assessment would be impacted, if water rights would still be necessary for development, and inquired as to the use of a two-map system by other jurisdictions in Nevada. Staff indicated that every other planning jurisdiction in the state utilizes a two-map system; that property assessment would not be impacted as it is based on zoning, which is not changing; and that water availability would continue to be a criterion evaluated for a zone change request.

Chair VanderWell closed the public hearing.

Commissioner Cobb asked if the move to a two-map system could be "derailed" at the hearing before the Regional Planning Commission. Director Freund indicated the Truckee Meadows Regional Planning Agency (TMRPA) staff had been provided the proposed amendments for review prior to the Planning Commission public hearing and had provided staff with suggested incorporations. Consequently, further description of the relationship between TMRPA and other

jurisdiction agencies and addressing the limitations on commercial designations within the county were added to the Land Use and Transportation Element.

In response to Commissioner Hartung, staff indicated that the Table of Uses in Article 302 of the Development Code still reflected the need for the Planning Commission to hear a special use permit cases as might be necessary with a Project of Regional Significance, or with a hazardous component as required by state statute or with concurrent review of another application that is normally heard by the Planning Commission. Commissioner Hartung expressed appreciation to the staff for their “stellar” work on the project.

Commissioner Hibdon asked if a development plan would be required of an applicant requesting a regulatory zone change. Dr. Young explained it would not be required and stressed that the regulatory zone amendment findings should be relied upon in considering a request with or without an accompanying development plan. It was clarified that conditions could not be imposed on a regulatory zone amendment. Concurrent review of a proposed regulatory zone amendment with a development plan would allow the development community to more closely time a zone change with a development plan, provide for better infrastructure planning and provide the ability for the community to consider the development plan associated with a requested amendment.

PART A

Commissioner Cobb moved to recommend approval of the proposed amendments to the Washoe County Development Code as contained in Exhibit B based upon the information presented in the staff report, written testimony and verbal testimony received during this meeting. He further moved to authorize the Chair to sign the resolution contained at Exhibit A on behalf of the Planning Commission and direct staff to present a report of this Commission's recommendation to the Washoe County Commission within 60 days of today's date. Commissioner Edwards seconded the motion which carried unanimously.

This recommendation for approval was based on the following findings in accordance with WCC Section 110.818.15(e):

1. The proposed Development Code amendment is in substantial compliance with the policies and action programs of the Washoe County Comprehensive Plan.
2. The proposed Development Code amendment will not adversely impact the public health, safety or welfare, and will promote the original purposes for the Development Code as expressed in Article 918, *Adoption of Development Code*.
3. The proposed Development Code amendments respond to changed conditions or further studies that have occurred since the Development Code was adopted by the Board of County Commissioners and the requested amendment allow for a more desirable utilization of land within the regulatory zones.
4. The proposed Development Code amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Comprehensive Plan.

PART B

Commissioner Edwards moved to adopt of the proposed amendments to the Washoe County Comprehensive Plan as contained in Exhibit C based upon the information presented in the staff

report, written testimony and verbal testimony received during this meeting. He further moved to authorize the Chair to sign the resolution contained at Exhibit A on behalf of the Planning Commission and direct staff to present a report of this Commission's recommendation to the Washoe County Commission within 40 days of today's date. Commissioner Cobb seconded the motion, which carried unanimously.

This recommendation for adoption was based on the following findings in accordance with WCC Section 110.820.15(f):

1. The proposed Comprehensive Plan amendment is in substantial compliance with the policies and action programs of the Comprehensive Plan.
2. The proposed Comprehensive Plan 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. The proposed Comprehensive Plan 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. The proposed Comprehensive Plan amendment will not adversely affect the implementation of the policies and action programs of the Conservation Element or the Population Element of the Washoe County Comprehensive Plan.
5. The proposed Comprehensive Plan 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.
6. The proposed Comprehensive Plan amendment will not affect the location, purpose and mission of the military installation.

CHAIR AND COMMISSION ITEMS

- a. Report on Previous Planning Commission Items

Director Freund indicated that the Ruby Pipeline special use permit had been approved by the Board of County Commission.

- b. Legal Information and Updates.

None

DIRECTOR'S ITEMS

Director Freund stated the Board of County Commissioners had adopted a budget and it was being forwarded to the state. He noted the Community Development department had been able to meet its approximate four percent reduction and that negotiations on the benefits component of the reductions were ongoing.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 7:49 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on October 5, 2010.

Adrian P. Freund, FAICP
Secretary to the Planning Commission