



PLANNING COMMISSION MEETING AGENDA

Planning Commission Members

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore
Kimberly H. Robinson, MUP, Secretary

Tuesday, May 3, 2011
6:30 p.m.

Washoe County Commission Chambers
1001 East Ninth Street
Reno, NV

PUBLIC HEARING ITEMS ON THIS AGENDA

(complete case descriptions are provided beginning on page two of this agenda)

- **Master Plan Amendment Case Number MPA10-002 (Spanish Springs Commercial Cap)**

6:30 p.m. *Determination of Quorum

*Pledge of Allegiance

*Ethics Law Announcement

As a reminder to each of the board/commission members, at the time each item on the agenda is called, you are legally responsible to disclose conflicts of interest if you have any, including a pecuniary interest in the matter, receipt of a gift or loan in connection with the matter, or a commitment in a private capacity to the interests of others in the matter. If you make a disclosure, you will next need to state on the record if your independence of judgment would be materially affected by the conflict. If so, you must recuse yourself and not participate in that matter's consideration.

*Appeal Procedure

Most decisions rendered by the Planning Commission are appealable to the Board of County Commissioners. If you disagree with the decision of the Planning Commission and you want to appeal its action, call the Planning staff immediately, at 328-6100. You will be informed of the appeal procedure, application fee, and the time in which you must act. Appeal periods vary from seven (7) to fifteen (15) days, depending on the type of application.

Approval of Agenda

Approval of Minutes

April 5, 2011

*Public Comment

Public comment may be heard on items both on and off the agenda, except that public comment under this section will not be taken on any items for which a separate public comment is expressly provided on the agenda; comments are limited to a three-minute time limit, however the Commission reserves the right to reduce this three-minute time limit. No action will be taken upon a matter raised

under this agenda item until the matter has been specifically included on an agenda as an action item.

Consent Items

- A. Appoint Susan Donaldson and Donald Naquin as alternates and Michael Harper and Richard Wood as alternate reserves on the Washoe County Design Review Committee**

6:30 p.m. Project Review Items

None

Planning Items

– Public Comment will be taken for Items One and Two –

- 1. PUBLIC HEARING: Master Plan Amendment Case Number MPA10-002 (Spanish Springs Commercial Cap)** – An amendment to Washoe County Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the “Commercial Cap,” which limits industrial and commercial land uses to 9.86% of the land area within the designated Spanish Springs Suburban Character Management Area.
Staff Representative: Eric Young, Ph.D., Planner, Community Development, 775.328.3613
- 2. *REPORT:** The Planning Commission will receive a report on, and be invited to comment and discuss, Washoe County staff’s initiative to amend Policy 1.3.3 of the Truckee Meadows Regional Plan, in furtherance of a commitment to develop language that more clearly articulates the conformance standards for the establishment of commercial and industrial master plan designations in the unincorporated county.
Staff Representative: Eric Young, Ph.D., Planner, Community Development, 775.328.3613

Other Items

None

Chair and Commission Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, proposal of items for action or discussion at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

- a. *Report on Previous Planning Commission Items
- b. *Legal Information and Updates - Deputy District Attorney Nathan Edwards, Esq.

Director’s Items

(Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, proposal of items for action or discussion at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

Adjournment

Non-action items are denoted with an asterisk (*).

Agenda Maintenance

In accordance with NRS 241.020, this agenda closes three (3) days prior to the meeting date. Only emergency items or items otherwise specifically excepted from the three day requirement by law may be added to the agenda within the three day period. Agendas and staff reports are posted to the Washoe County website at www.washoecounty.us/comdev/, four days prior to the meeting. This agenda has been posted at the following locations: Washoe County Administration Building (1001 E. 9th Street), Washoe County Clerk's Office-Courthouse (Court and Virginia Streets), Washoe County Library (301 South Center Street), and Sparks Justice Court (630 Greenbrae Drive).

Meeting Access

The facilities in which this meeting is being held are accessible to the disabled. Persons with disabilities who require special accommodations or assistance (e.g. sign language interpreters or assisted listening devices) at the meeting should notify the Washoe County Department of Community Development, 24 hours prior to the meeting at 775.328.3600.

Public Participation

The Planning Commission adopted *Rules, Policies and Procedures* are available on the website provided above or by contacting the Community Development Department.

At least one copy of items displayed and at least ten copies of any written or graphic material for the Commission's consideration should be provided to the Recording Secretary. Materials longer than one page in length submitted within six days of the Planning Commission meeting may not be considered by the Commission in their deliberations. Subject to applicable law and the board's rules, policies, and procedures, public comment or testimony may be submitted to the board in written form for its consideration. However, the board is not required to read written statements aloud during the meeting.

Time allocations for public hearing items are as follows: 15 minutes for staff's presentation; 15 minutes for an applicant's presentation; 5 minutes for a group representative's comments; 3 minutes for individual comment. At the discretion of the Chair, additional time may be provided to any party if the request is made at least 24 hours in advance of the meeting start time. The Chair may reduce the per person time allotment for comment on a particular item; this determination will be made prior to hearing comment on the item.

Agenda Items

Items on the agenda may not necessarily be considered in the order in which they appear. An asterisk (*) is used to denote non-action items. Action items may be acted upon by the Planning Commission.

Non-action items are denoted with an asterisk (*).



PLANNING COMMISSION MEETING MINUTES

Planning Commission Members

Dian A. VanderWell, Chair
Neal Cobb, Vice Chair
Roger Edwards
Vaughn Hartung
Roy H. Hibdon
William Weber
D.J. Whittemore
Kimberly H. Robinson, MUP, Secretary

Tuesday, April 5, 2011
6:30 p.m.

Washoe County Administration Complex
Commission Chambers
1001 East Ninth Street
Reno, NV

The Washoe County Planning Commission met in regular session on Tuesday, April 5, 2011, in the Washoe County Commission Chambers, 1001 East Ninth Street, Reno, Nevada.

DETERMINATION OF QUORUM

Chair VanderWell called the meeting to order at 6:32 p.m. The following Commissioners and staff were present:

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

Commissioners absent: None

Staff present: Kimberly Robinson, Planning Manager, Community Development
Trevor Lloyd, Senior Planner, Community Development
Sandra Monsalve, AICP, Senior Planner, Community Development
Roger Pelham, Senior Planner, Community Development
Bill Whitney, Senior Planner, Community Development
Nathan Edwards, Esq., Deputy District Attorney
Sara DeLozier, Recording Secretary, Community Development

PLEDGE OF ALLEGIANCE

Commissioner Whittemore led the pledge to the flag.

ETHICS LAW ANNOUNCEMENT

Deputy District Attorney Edwards provided the ethics procedure for disclosures.

APPEAL PROCEDURE

Ms. Robinson recited the appeal procedure for items heard before the Planning Commission.

APPROVAL OF AGENDA

Ms. Robinson requested items four and five be moved to the May Planning Commission agenda. In accordance with the Open Meeting Law, Commissioner Hartung moved to approve the agenda as amended for the April 5, 2011 meeting. Commissioner Weber seconded the motion, which carried unanimously.

APPROVAL OF MINUTES

Commissioner Hibdon moved to approve the minutes for the March 1, 2011, Planning Commission meeting as written. Commissioner Cobb seconded the motion which carried unanimously.

PUBLIC COMMENT

As there was no one wishing to speak, Chair VanderWell closed the public comment period.

CONSENT ITEMS

- A. To consider and adopt a resolution initiating an update to the Public Services and Facilities Element, a component of the Washoe County Master Plan.
- B. To consider and adopt a resolution initiating an update to the Warm Springs Area Plan, a component of the Washoe County Master Plan.
- C. To consider and adopt a resolution initiating an amendment to the Washoe County Development Code at Article 106, Master Plan Categories and Regulatory Zones; Article 226, Warm Springs Area Plan Regulations; Article 302, Allowed Uses; Article 306, Accessory Uses and Structures; Article 326, Wind Machines; Article 406, Building Placement Standards; Article 502, Billboard Regulations; Article 504, Sign Regulations, to both change the name of "General Rural Residential" zoning category to "General Rural Agricultural" and to make changes to the allowed and permitted uses within this renamed category.
- D. To consider and adopt a resolution initiating an amendment to the Washoe County Development Code at Article 406, Building Placement Standards, relating to the Regional Utility Corridor.

There was no interest in moving any item from the Consent agenda for discussion and no member of the public wishing to speak on any consent item. Commissioner Hibdon moved to approve all the consent items; Commissioner Cobb seconded the motion which carried unanimously.

PROJECT REVIEW ITEMS

ITEM ONE

PUBLIC HEARING: Tentative Subdivision Map Case Number TM09-001 (Silver Hills) (Continued from the March 1, 2011 agenda) – To subdivide 4 parcels totaling 780.30 acres in order to develop a 680-lot common open space subdivision, as authorized in Article 608, Tentative Subdivision Maps, and Article 408, Common Open Space Development, of the Washoe County Development Code. The subject properties are located west and northeast of the intersection of Red Rock Road and Silver Knolls Blvd. The subject parcels are within the Truckee Meadows Service Area (TMSA), and within the Area of Interest of the City of Reno, as identified by the 2007 Truckee Meadows Regional Plan. The subject parcels are located within Sections 23 & 24, T21N, R18E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 5 and within the North Valleys Citizen Advisory Board boundary. (APNs: 086-203-05; 086-232-31; 087-390-10 & 13).

Chair VanderWell opened the public hearing. Trevor Lloyd reviewed his staff report dated February 16, 2011. He proposed modifying Condition 7a to read “agrees to extend Echo Avenue through to Osage Road.”

Bill Thomas, Conrey Consulting, LLC, representative, reviewed the proposed development’s history, design features as well as how community concerns had been addressed. He stated the applicant was in agreement with the conditions proposed by staff. The current development plans for a 680-lot subdivision, 100 less than permitted. The design is reflective of considerable community input and a balance of the needs of the property owner with the desires of the Silver Knolls community. Design features include the use of a path system instead of sidewalks; the use of Type L curb rather than rolled gutters; the allowance of livestock; dark sky principles; and the feathering of lot sizes. Approximately twenty percent of developable land that was identified as important to the community has been set aside as common open space.

Of the three new water sources identified in the water facility plan, the most likely source is the Fish Springs project with 8,000 acre-feet currently permitted and the potential for 13,000 acre-feet. Between the three sources, at least 10,000 acre-feet is available which would be more than sufficient to meet the development’s projected maximum requirement of 474 acre-feet.

Recharge concerns are addressed through the introduction of a new water source, the absence of new wells, and through the development of multiple stormwater detention basins. Mr. Thomas noted the Silver Knolls Volunteer Fire Station was adjacent to the development and clarified that the proposed new road intended to provide fire access would be a private, 20-foot paved road with a control gate, rather than an extension of a public road. Development took into consideration the siting of the two identified earthquake faults.

Mr. Thomas expressed appreciation to the community members for their considerable time and efforts to help develop a product that is both reflective and respectful of the community.

Michael Welling, 11655 Summertime, noted concern with the identification or existence of a utility easement next to his property suggesting if one was meant to exist there, it is not identified on current maps. He requested an increase in the setback for grading from 10 to 20 feet from his property line to allow for a more gradual grade from the seven-foot berm and to provide a fire-break and more buffering from the detention basin; he also suggested adding an additional detention basin.

Adrian Freund, 9036 Cabin Creek Trail, spoke to the Annexation Settlement Agreement and the rollback of the SOI noting the subject property was intended to act as a buffer. He spoke to the planning process, to the quality of the project, the value of the community input, and the development's value to the community. He noted concurrency concerns had been addressed.

Elizabeth Howe, 11510 Osage Road, spoke to the productive nature of the many meetings between the community and the applicant toward compromise. Of particular importance were those compromises which maintain a rural atmosphere specifically those which allow for livestock, the absence of sidewalk, and access to open space. She expressed appreciation for the diligent past and continuing work of Mr. Lissner and Mr. Thomas.

Sarah Chvilicek, 11595 Osage Road, North Valleys Citizen Advisory Board Chair, spoke in support of development. She expressed appreciation for the time and approach taken by Mr. Lissner and Mr. Thomas finding them to be very open to community concerns and suggestions. She spoke in favor of the maintenance of the community character with increased lot sizes and limited disturbance of native species.

Casey Meaden, 11300 Carlsbad Road, asked about the proposed project timeline and starting location.

Mr. Thomas indicating the first phase of development, likely 20-50 lots, would begin near the intersection of Silver Knolls Boulevard and Red Rock Road and would continue out concentrically. In response to the timing, it was anticipated that the first phase would begin within five years but full build-out could take up to 20 years depending on the market.

Commissioner Cobb complimented the applicant for the work with the community. He asked if the 20-foot setback and modified grade cut requested by Mr. Welling would be possible. Mr. Lloyd stated final engineering would likely be required before making that determination. Mr. Thomas agreed. He noted some initial concerns and though he was uncomfortable committing to a certain setback without the final engineering, he committed to work with Mr. Welling and to be mindful of his concerns and suggestions.

Commissioner Weber spoke in favor of the work done by the applicant. Mr. Lloyd indicated he was not familiar with the specific considerations fire services staff had made in determining response times.

Chair VanderWell commended the developer for working in and with the community to ensure the project's success.

Chair VanderWell closed the public hearing.

Commissioner Cobb moved that after considering the information contained within the staff report and the information received during the public hearing, the Washoe County Planning Commission approve with conditions Tentative Subdivision Map Case No. TM09-001 for Silver Hills, with the staff proposed change to Condition 7a, having made all ten findings in accordance with Washoe County Development Code Section 110.608.25. Commissioner Weber seconded the motion which carried unanimously.

The motion was based on the following findings:

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and any specific plan;

- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and any specific plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

ITEM TWO

Extension of Time Request for Tentative Subdivision Map Case Number TM05-007 (Majestic Ranch Estates) – To extend for two years, until April 16, 2013, the approval of the tentative map for Majestic Ranch Estates II. The 30-lot single-family subdivision is located south and west of the intersection of Ravazza Road and Ramona Road. The two subject parcels, totaling ±36.209 acres, are designated Low Density Suburban (LDS) and General Rural (GR) in the South Valleys Area Plan. The parcels are situated in a portion of Section 3, T17N, R20E, MDM, Washoe County, Nevada, and are within the Galena-Steamboat Citizens Advisory Board boundary and Washoe County Commission District No. 2. (APN: 017-410-40 & 017-410-47)

Roger Pelham reviewed the staff report dated March 18, 2011.

Commissioner Edwards moved that the Washoe County Planning Commission approve the two-year Extension of Time Request, until April 16, 2013, for Tentative Subdivision Map Case No. TM05-007 for Majestic Ranch Estates II, subject to the attached original conditions of approval (as later modified), having made the findings that the conditions of approval ensure consideration of the items enumerated in NRS 278.360, that the original findings remain valid, and that the circumstances have not appreciably changed since the original approval. Commissioner Cobb seconded the motion which carried unanimously.

- 1) Plan Consistency. That the proposed map is consistent with the Master Plan and the South Valleys Area Plan;
- 2) Design or Improvement. That the design or improvement of the proposed subdivision is consistent with the Master Plan and the South Valleys Area Plan;
- 3) Type of Development. That the site is physically suited for the type of development proposed;
- 4) Availability of Services. That the subdivision will meet the requirements of Article 702, Adequate Public Facilities Management System;
- 5) Fish or Wildlife. That neither the design of the subdivision nor any proposed improvements is likely to cause substantial environmental damage, or substantial and avoidable injury to any endangered plant, wildlife or their habitat;
- 6) Public Health. That the design of the subdivision or type of improvement is not likely to cause significant public health problems;
- 7) Easements. That the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through, or use of property within, the proposed subdivision;
- 8) Access. That the design of the subdivision provides any necessary access to surrounding, adjacent lands and provides appropriate secondary access for emergency vehicles;
- 9) Dedications. That any land or improvements to be dedicated to the County is consistent with the Master Plan; and
- 10) Energy. That the design of the subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

PLANNING ITEMS

ITEM THREE

PUBLIC HEARING: Master Plan Amendment Case Number MPA11-001 (Hillside Holdings, LLC) – To consider a request to amend a portion of the master plan designations from Suburban Residential (SR) to Rural Residential (RR) on ±0.82 acres; and from Open Space (OS) to Rural Residential (RR) on ±5.0 acres within the Southeast Truckee Meadows Area Plan, being a part of the Washoe County Master Plan. The subject property of this amendment request totals approximately ±40.14 acres. The property is located at the northeast portion of Hidden Valley, two miles east of the intersection of Pembroke Drive and S. McCarran Boulevard, between Clean Water Way and Man of War Drive, directly north of the Sharon Hills Subdivision. The subject property is within the unincorporated portion of the Washoe County Truckee Meadows Services Area (TMSA). The subject property is located within Section 23, T19N, R20E, MDM, Washoe County, Nevada. The property is within Washoe County Commission District 2 and within the Southeast Truckee Meadows Citizen Advisory Board boundary. (APN: 051-010-07)

Chair VanderWell opened the public hearing. Sandra Monsalve reviewed her staff report dated March 24, 2011.

Applicant Ken Krater reviewed his request indicating adoption of the proposed amendment would allow him to create two, single-family residential lots he could sell while maintaining the same number of lots (151) identified in the Hidden Hills development plan. He indicated he had been working with the neighbors, the Hidden Valley Home Owner's Association and the Southeast Truckee Meadows Citizen Advisory Board, the latter of which had provided a unanimous recommendation for approval of his request. He reviewed the location of the lots, reviewing the adjacent land use designations and their compatibility. He indicated that minimal infrastructure was needed to connect to the sewer system and that the cost was comparable to that of installing de-nitrification septic tanks. He indicated there was adequate traffic access capacity available on Pembroke and that the level of service would not be significantly impacted.

Should the Master Plan Amendment request be granted, it would be followed by a Regulatory Zone Amendment request and a Boundary Line Adjustment to create the two proposed parcels. Each parcel would have an approximate half-acre building envelope on the portion of the lots under 30% slope with approximately 70% of the lots to be designated Open Space.

Addressing the findings of concern noted in the staff report, Mr. Krater cited text and policies identified in the Vision and Character portions of the Southeast Truckee Meadows Area Plan, the Land Use and Transportation Element, Public Services and Facilities Element and the Regional Plan. He spoke to the compatibility between his proposal with those policies and the vision and character of the area plan. Specifically, he noted compatible land use designations and densities; respect for the identified architectural standards and the private property rights of existing home owners; minimal impact on available infrastructure; the provision of Open Space; access to Bureau of Land Management land; and the proximity of the proposed lots to already disturbed properties. He noted he had a private access road which could serve up to four homes. He added that two, forty-acre lots on either side of his property had sold in the past 18 months seeming to indicate a demand for large view lots within the Hidden Valley area.

As there was no response to the call for public testimony, Chair VanderWell closed the public hearing.

Commissioner Weber expressed concern and disagreement with staff's recommendation to deny the proposed amendment. Commissioner Hartung expressed compassion for the request but voiced concern that this request would be followed by similar ones for additional lots in the Hidden Hills project. Mr. Krater assured the Planning Commission this would be the only one as these are the only two parcels with available infrastructure without developing the subdivision as a whole.

Commissioner Hibdon spoke in favor of a property owner's ability to recognize his land's potential and questioned staff's consideration of the economy in the analysis. He voiced concern that future master plan amendment requests would include similar analysis considerations. Ms. Monsalve reviewed her analysis and consideration of demographic and labor changes in Nevada, indicating her recommendation was based on an inability to make *all* the findings, specifically those addressing safety and maintenance of the vision and character of the planning area. Ms. Robinson stated analysis is done specific to the individual amendment request's location, geographic features and availability of services and that staff would be remiss to not address timing and economic considerations; a workshop to review this further was suggested. Commissioner Whittemore spoke in favor of approving the amendment request

noting the applicant's inability, due to timing and the necessary infrastructure, to bring forward the project in its entirety.

In response to Commissioner Edwards, Mr. Krater indicated the cost to connect to the sewer system would be approximately \$30,000 and, along with other infrastructure improvements, would be borne by the developer.

Commissioner Cobb voiced concern with the "swapping" of Open Space. Ms. Monsalve indicated that would be part of the applicant's Regulatory Zone Amendment request. He credited the recommendation of the Citizen Advisory Board and stated he would not support a denial.

Ms. Monsalve addressed the procedural timing of the request stating a Master Plan Amendment was the correct first step in the process.

Commissioner Weber moved to adopt Master Plan Amendment Case Number MPA11-001 (Hidden Hills) having made all the findings. The motion was seconded by Commissioner Hartung and carried unanimously.

The action was based on the following findings in accordance with Section 110.820.15(d):

- 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.
- 6) Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

And the following findings in accordance with the Southeast Truckee Meadows Area Plan:

- SETM.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Southeast Truckee Meadows Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.

- b. The amendment conforms to all applicable policies of the Southeast Truckee Meadows Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

ITEM FOUR
(Rescheduled to May 3, 2011 Planning Commission Agenda)

PUBLIC HEARING: Master Plan Amendment Case Number MPA10-002 (Spanish Springs Commercial Cap) – An amendment to Washoe County Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the “Commercial Cap,” which limits industrial and commercial land uses to 9.86% of the land area within the designated Spanish Springs Suburban Character Management Area.

The public hearing was opened for this item though it was moved to the May 3, 2011 agenda. As there was no one expressing interest in providing testimony on this item, the Public Hearing was closed.

ITEM FIVE
(Rescheduled to May 3, 2011 Planning Commission Agenda)

REPORT: The Planning Commission will receive a report on, and be invited to comment and discuss, Washoe County staff's initiative to amend Policy 1.3.3 of the Truckee Meadows Regional Plan, in furtherance of a commitment to develop language that more clearly articulates the conformance standards for the establishment of commercial and industrial master plan designations in the unincorporated county.

Chair VanderWell invited testimony and comment on this item though it was moved to the May 3, 2011 agenda; there was no response.

CHAIR AND COMMISSION ITEMS

- a. Report on Previous Planning Commission Items
None
- b. Legal Information and Updates
Deputy District Attorney Nathan Edwards, Esq.
None
- c. National Volunteer Recognition Week

Commissioners were reminded to RSVP for volunteer recognition at the April 12, 2011 County Commission meeting.

DIRECTOR'S ITEMS

a. 2011 Legislative Session Update

Ms. Robinson provided a brief overview of those items currently being considered by the legislature that have potential to impact the Community Development Department.

ADJOURNMENT

Since there was no further business to come before the Planning Commission, the meeting adjourned at 8:16 p.m.

Respectfully submitted,

Sara DeLozier, Recording Secretary

Approved by Commission in session on _____, 2011.

Kimberly H. Robinson, MUP
Secretary to the Planning Commission

DRAFT



Planning Commission Staff Report

Meeting Date: May 3, 2011

Subject: New Design Review Committee Appointments

Agenda Item No. A

Project Summary: Appointment of new Design Review Committee members.

Recommendation: **Appoint Susan Donaldson and Donald Naquin as alternates and Michael Harper and Richard Wood as alternate reserves on the Washoe County Design Review Committee.**

Prepared by: Trevor Lloyd, Senior Planner
Washoe County Department of Community Development
Phone: 775.328.3620
E-Mail: tlloyd@washoecounty.us

Description

On March 10, 2011 the Design Review Committee (DRC) recommended the appointments of Susan Donaldson and Donald Naquin as alternate members to the DRC. Additionally, the DRC recommended the appointments of Michael Harper and Richard Wood as alternate reserves. Susan Donaldson and Michael Harper represent the planning profession and Donald Naquin and Richard Wood represent the landscape architecture profession.

Staff recommends that the Planning Commission support the recommendation of the Design Review Committee and appoint Susan Donaldson and Donald Naquin as alternate members and Michael Harper and Richard Wood as alternates reserves to the Design Review Committee.

Susan G. Donaldson

University of Nevada
Cooperative Extension
5305 Mill Street
Reno, NV 89502

Water Quality Education Specialist
(775) 856-8401
(775) 856-8400 (fax)
donaldsons@unce.unr.edu (email)

EDUCATION

University of Nevada, Reno	1994: Ph.D. Hydrology/Hydrogeology <u>Dissertation Title:</u> <i>Enhancement of Photodegradation of Pesticides by Transport Upward in Evaporating Water</i>
University of Nevada, Reno	1990: MS Hydrology/ Hydrogeology <u>Thesis Title:</u> <i>Evaporation of Gasoline from Contaminated Soil</i>
University of Nevada, Reno	1981: BS Biology

EXPERIENCE

Univ. of Nevada Cooperative Extension	July 2002 - present	Associate Professor Water Quality Education Specialist
Univ. of Nevada Cooperative Extension	1996 - 2005	Director of Operations, Nevada State 4-H Camp
Univ. of Nevada Cooperative Extension	May 1996 - 2002	Assistant Professor Water Quality Education Specialist
Univ. of Nevada Cooperative Extension	1994 - 1996	Water Quality Specialist for Small Ranch Water Quality Program
Univ. of Nevada, Reno	1989 - 1996	Laboratory Research Associate
Truckee Meadows Comm. College	1995 - 1996	Instructor, Organic Chemistry

WORK EXPERIENCE

Dr. Donaldson currently serves as Water Quality Education Specialist for Western Area Cooperative Extension in Nevada, where she conducts educational programs on water quality and invasive weeds for the public. In 2003, she launched the NEMO Nevada program in partnership with state and local agencies, providing water quality education for land-use decision makers to decrease water quality and natural resource impacts related to growth and development. She continues to coordinate the program, focusing on Low Impact Development (LID) strategies to decrease stormwater pollution. Information about the NEMO program is available at www.unce.unr.edu/nemo.

Donald Naquin, RLA
2895 Shale Creek Drive
Reno, NV 89511
Home:775-853-2895
Cell: 775-742-4240

Employment Experience:

2000 - 2010 Landscape Architect/Planner

The City of Reno, NV - Provided all Landscape Architect review services to the City of Reno. Provided concise and detailed reviews of all Land Development Permits. Provided planning at a senior level for special use permits, zone changes, annexation, boundary line adjustments, architectural design evaluation, variances and zoning code and ordinance research and evaluation. Staff liaison to multiple commissions, boards and agencies. Presentations to the Planning Commission, City Council and other boards and commissions.

Appointed by Governors Guinn and Gibbons to terms on the Nevada State Board of Landscape Architects. I am serving my third and final term.

1993 - 2000 Environment Scientist II and III

Nevada Division of Environment Protection - Provided planning services to the Air Quality Branch of the Nevada Division of Environmental Protection. The position was responsible for reviewing environment documents (EIS, EA, etc.), developing policies, and drafting revisions to the Nevada Administrative Code. Activities included analysis, research and writing complex documents for submittal to the US Environmental Protection Agency. In addition to planning activities, I worked in the compliance section providing source inspections and compliance related duties.

1988 - 1993 Park Planner

Nevada Division of State Parks - Provided a wide variety of planning services including analysis of planning data such as; slopes, soils, habitat, geology, land use, zoning, demographics and cultural resources. Coordinated planning efforts with all division staff and representatives of other appropriate agencies including the US Forest Service, Bureau of Land Management, Bureau of Reclamation and county and local planning agencies. Provided project management for division when private consultants were retained. Duties included writing Requests for Proposals, Planning Directives, conducting interviews and selection consultants, drafting contracts documents and administration of projects through completion.

1980 - 1988 **Additional Employment;** Included City of Little Rock, Arkansas State Parks, and private practice detailed information available upon request.

Education:

1979 **Bachelor of Landscape Architecture**

Louisiana State University - School of Environmental Design

Professional Affiliations:

American Planning Association (APA)
American Society of Landscape Architects (ASLA)
Nevada State Board of Landscape Architects

MICHAEL ALLEN HARPER, FAICP

550 W. Plumb Ln., Ste. B, #213
Reno, NV 89509
Phone: 775-825-1422
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Professional Skills

- **Management of professional and support staff in local government planning organizations of sizes between 7 and 19 members**
- **Preparation of department strategic plans**
- **Preparation of work programs for current and long range planning programs**
- **Management of department size budgets of up to \$1 million**
- **Management of consultant contracts of up to \$130,000**
- **Preparation of development code and state statute amendments**
- **Representation of city and county governments on local, regional and state boards and commissions and chair of selected boards and commissions**
- **Frequent presentations to local, regional and state legislative bodies**
- **Preparation of analysis of local, regional, state and federal policy initiatives for advisory and policy making bodies**

Professional Experience

Planning Manager, Advanced Planning Program, Washoe County Department of Community Development (1999-2009)

- Manage 7 person advanced planning program staff (average annual budget: \$300,000). Program components program included:
 - ◆ Updates of county's comprehensive plan elements and area plans
 - Completed new formatting/focus for 4 of 5 state required plan elements and for 10 of 13 area plans.
 - ◆ Processing of requested amendments to the county comprehensive plan
 - ◆ Participation in Truckee Meadows Regional Plan amendments; 2002 and 2007 state required plan update
 - ◆ County development code amendments
 - Preparation of RFQ and RFP for consultant services to assess development code
 - Management of consultant contract for assessment of development code and development of new development code outline
 - Preparation of matrix to transfer current development code divisions to new code outline
 - Preparation of 90% of development code amendments including all code amendments mandated by state statute changes
 - Complete revision of on-site and off-site sign regulations
 - ◆ Population estimations and forecasting
 - ◆ Regional Open Space program and Open Space Plan update
 - ◆ County Affordable Housing program
 - ◆ Department liaison with county legislative team during Nevada State Legislature's sessions
 - Preparation of all county proposed state planning statute amendments
 - ◆ All planning responsibilities¹ in Tahoe Planning Area (Lake Tahoe portion of County)
 - County representative: Tahoe Transportation District/Tahoe Transportation Commission (chair 9 years); permanent alternate: county representative on Tahoe Regional Planning Agency (TRPA) Governing Board; alternate: county representative on TRPA Advisory Planning Commission; alternate: county representative on TRPA regional plan update committee
 - Update of area plan recreation opportunities plan and map
 - Annual management of the Tahoe component to the County's capital improvements program
 - Completion approximately \$5 million in bike path/pedestrian improvements in Lake Tahoe portion of County

¹ Responsibilities included processing all administrative permits, special use permits, variance applications; update of area plan for Tahoe portion of county; assignment of staff to represent county on various regional boards and commissions; participation in 20 year update of Tahoe regional plan

Principal, Richard D. Wood

Operation Philosophy

The firm of Richard D. Wood & Associates is managed with personal commitment and dedication to the belief that the world can be a better, more beautiful place to work, play and live thanks to plants in harmony with selection and sound design decisions.

The accumulative experience of Richard D. Wood is passed on first hand to the client. He will personally orchestrate and direct all communication, meetings, presentations and concepts through final details and construction documents. There will be no gap in communication or intent.

At one time, Mr. Wood ran an eight person office that was involved in many large scale projects. With the advent of computers and the need to streamline, Mr. Wood, as principal, selects experienced consultants as required with each project. This has made the operation extremely efficient.

Whenever consultants are required, the most appropriate firms are selected to give fast, accurate and efficient service to the client. Be it Civil Engineering, Electrical Engineering, Irrigation, Structural, Artist or Choreographer, the client's interests are foremost.

Licenses

#80	Oregon	1962	Landscape Architect
#1141	California	1966	Landscape Architect
#16	Nevada	1974	Landscape Architect
#1118	Nevada	1978	Architect
#0007869A	Nevada	1970	General Contractor \$450,000 Limit

Professional Experience

1960 to date - Private practice in Landscape Architecture, Architecture, Contracting, Master Planning and other related ventures.

Reno, Nevada - Practical experience since 1961
Denver & Seattle - Two years accumulative in planning offices.

NOTE: Work listed herein is only a representative sampling of projects which Mr. Wood has been primarily responsible for. Where joint venture, or employed as staff, is duly noted.

Education

Graduated from UNIVERSITY OF OREGON, SCHOOL OF ARCHITECTURE and ALLIED ARTS. Five years required degree study, BACHELOR OF LANDSCAPE ARCHITECTURE. June 1959

Continuing education in water-wise gardening, xeriscape, teaching design and implementation.

Richard D. Wood is dedicated to design and construction and furthering his pursuit of excellence, he has mastered the requirements for General Contractor with limits of \$450,000. Understanding the construction process, he has provided construction management for office buildings, apartments, private residences and complex landscape projects.

Teaching

University of Nevada Evening Extension	1967
Reno Business College, Vocational Course	1967
University of Nevada Summer Session	1976 -1977
Western Nevada Community College	1976
Xeriscape and Home Landscape	To Date

Lectures

Redding Chamber of Commerce	1962
California Park & Recreation Society Convention	1962
Nevada Art Gallery Lecture Series	1963
University of Nevada Art Forum	1965
University of Nevada Evening Lecture Series	1966
Tahoe Sierra Zoological Presentations	1966 -1967
Truckee River Esthetics Committee	1970
Rotary Clubs - Reno, Sparks, Carson City	1963 -1993
Society for Enlightenment	1994

Travel

Slide Presentations taken of field trips to Mexico, Europe, Canada and the Western United States



Planning Commission Staff Report

Meeting Date: May 3, 2011

Subject: **Master Plan Amendment Case No: MPA10-002**
Applicant: Washoe County Community Development Department

Agenda Item No. 1

Proposal: To amend the **Spanish Springs** Area Plan, a part of the Washoe County Master Plan.

Recommendation: **Adopt**

Prepared by: Eric Young, Planner
Community Development Department
eyoung@washoecounty.us
Ph: 775.328.3613

Staff Report Date: 02/14/2011

Washoe County
Commission District: District No: 5

Project Description: Master Plan Amendment Case No. MPA10-002 (Spanish Springs Area Plan) – An amendment to Washoe County Master Plan, Volume Two, Spanish Springs Area Plan, to delete policy SS.17.2.c, otherwise known as the “Commercial Cap,” which limits industrial and commercial land uses to 9.86% of the land area within the designated Spanish Springs Suburban Character Management Area.

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Exhibits Contents

Adopting Resolution Exhibit A

Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, click on Departments, click on Community Development, click on Master Plan - or it may be obtained at the front desk of the Washoe County Department of Community Development.

Volume One of the Master Plan outlines four countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.

- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Commission. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the four Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Development Code Article 820, Amendment of Master Plan. In accordance with NRS 278.210.5, the Master Plan may be amended by the Board of County Commissioners no more than four times per calendar year.

When making a recommendation to the Board of County Commission, the Planning Commission must make at least three of the findings as set forth in Section 110.820.15 of the Washoe County Development Code, unless a military installation is required to be noticed, then a finding of fact pursuant to subsection 6 of Section 110.820.15 is also required. If there are findings contained in the Area Plan in which the subject property is located, then the Planning Commission must make all of these findings in addition to the above-referenced findings.

After adoption by the Board of County Commission, as described in Chapter 278 of the Nevada Revised Statutes (NRS), a Master Plan Amendment must be found in conformance with the Truckee Meadows Regional Plan. The purpose of the Regional Plan is to provide a collaborative structure that will serve the Truckee Meadows well into the future. Four modules within the Regional Plan focus goals and policies on the coordination of master planning in Washoe County as it relates to land use, infrastructure provision, resource management, and plan implementation.

ANALYSIS

Staff's analysis provides an evaluation of the proposed Master Plan Amendment against countywide policies found in Volume One of the Washoe County Master Plan, applicable Area Plan policies found in Volume Two, and applicable Plan policies found in Volume Three of the Washoe County Master Plan. Additionally, the analysis includes reviewing the proposed

amendment against the findings found in Article 820 of the Washoe County Development Code, any findings in the Area Plan, and ensures compliance with the Truckee Meadows Regional Plan.

Master Plan Amendment Proposal

This amendment proposes to delete policy SS17.2.c, commonly referred to as the commercial cap. The policy states:

SS 17.2.c

- Is the proposed amendment in substantial compliance with the action programs and policies of the Master Plan?

The proposed amendment is in substantial compliance with the action programs and policies of the Master Plan. The elimination of the commercial cap has a neutral impact on the application of action programs and existing policies in the Master Plan.

- How does the proposed amendment provide for land uses that will be compatible with existing or planned adjacent land uses, and will it adversely impact the public health, safety or welfare?

The proposed amendment does not change the existing master plan categories or zoning in the Spanish Springs planning Area. The proposed amendment has a neutral impact on the ability of staff to review future amendments that include changes to land use for their compatibility with existing and planned adjacent land uses.

- What are the changed conditions that have occurred since the Master Plan was adopted by the Board of County Commissioners, and why does the requested amendment represent a more desirable utilization of land than what is currently in place?

Conditions have changed since this policy was originally adopted. The primary change is the Planning Commission's loss of faith in Policy SS17.2.c as an effective and rational tool to review proposed changes to the Spanish Springs Master Plan. At the time of its adoption in 2005, the Planning Commission, staff, and the community were eager to identify an objective, number driven method for considering requests to expand commercial and industrial acreage. However, since the initial adoption of the tool, the established cap has been amended 3 times to allow for increases in commercial and industrial land use above the established allowable percentage. These amendments were approved after the Planning Commission found that other considerations, including population growth, employment, jobs/housing balance, transportation facilities, and a desire to establish a community identity were more critical considerations than the mechanical application of a numerical methodology like the commercial cap.

The existing plan contains other policies that guide the consideration of proposed amendments. This proposed amendment will allow the Planning Commission to consider Master Plan amendment requests in a more flexible and rational manner, putting more emphasis on the needs of the community, including public facilities, transportation, commercial services, and employment. Those policies will remain in place, and together with the policies of the Land Use and Transportation Element, will provide sufficient guidance for the review of future Master Plan changes.

- Are there adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan amendment?

The proposed amendment does not change any uses or densities currently established under the plan. There are adequate public facilities for the current uses and densities established by the plan.

- Does the proposed amendment promote the desired pattern for orderly physical growth of the County and does it guide development based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services?

The proposed amendment will allow future proposed amendments to be considered in the context of orderly physical growth, projected population, natural resource sustainability, the efficient use of funds intended for public services, and outside the context of an artificial restraint based on arbitrary percentages assigned to land use categories.

- Is there any impact upon the military installation?

No military installations are impacted by this proposed amendment.

- Washoe County limits Element and Area Plan Master Plan Amendments to four per calendar year.

If approved, this amendment will represent the first Master Plan amendment to the Spanish Springs Area Plan in 2011.

Goals and Policies of the Master Plan Elements

- Land Use and Transportation Element.

The proposed amendment has the most direct relationship with LUTE policies 6.1.a, 6.1.b, 6.2, and 19.1.e. however, adoption of the amendment will improve the ability of the PC, staff, and the community to apply many other policies throughout the LUTE that relate to land use compatibility, community design, natural resources, transportation, and public facilities.

The primary goal of the proposed amendment is to better facilitate the application of other existing policies that seek to promote, encourage, or otherwise guide the development of commercial and industrial land uses. In short, the ability to implement the full range of policies in the LUTE is restricted by the formula-like nature of the commercial cap.

Goal Six: Land use and transportation decisions support a healthy economic base. Policies

LUT.6.1 Acknowledge the importance of Washoe County (including the incorporated cities of Reno and Sparks) in the continuing development of Northern Nevada's regional economic base.

- a. Strengthen and support the identity of the region by encouraging land uses that both contribute to the character of the community and enable the area to sustain a viable economic base.
- b. Encourage land uses that preserve a quality of life and define a sense of

place within the region.

LUT.6.2 Promote development projects that direct resources to promote business attraction, retention and expansion.

LUT.19.1 Certain development practices provide broad benefits to the local community and to the public at large. In order to realize these benefits, residential units in addition to the base density may be earned by committing to one or more of the following development practices:

e. Mixed-use developments: Developments that incorporate employment and commercial service opportunities, utilizing integrated designs that stimulate pedestrian and bicycle use for access to internal and external services and amenities.

- Population Element.

The proposed amendment has a neutral relationship with the Population Element.

- Conservation Element.

The proposed amendment has a neutral relationship with the Conservation Element.

- Public Services and Facilities Element.

The proposed amendment has a neutral relationship with the Public Services and Facilities Element.

Applicable Goals and/or Policies of the Spanish Springs Area Plan

The general relationship of the proposed amendment to the Spanish Springs Area Plan goals and policies is identical to its relationship to the LUTE as described above. Adoption of the proposed amendment will improve the ability of the PC, staff, and the community to apply many other policies throughout the Spanish Springs Area Plan that relate to land use compatibility, community design, scenic and natural resources, transportation, and public facilities.

The policy that will be most directly impacted is SS.17.3, relating to the establishment of commercial land uses:

SS.17.3 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly establishes a community serving trade area, provides convincing evidence of a need to increase the inventory of community serving commercial land use opportunities, and demonstrates no negative impact on the qualitative jobs/housing balance in the Spanish Springs planning area (i.e. the relationship between anticipated employment types/wages and housing costs).

This policy is singled out due to the likelihood it will be implemented more consistently in the absence of Policy 17.2.c.

Vision and Character Statement of the Spanish Springs Area Plan

The implementation of the Character Statement is better facilitated by the deletion of policy 17.2.c, the commercial cap. This is for the same reason that the implementation of LUTE and Area Plan policies is better facilitated i.e. the statement can be considered in its full context and meaning to the contemporary community.

Goals and Policies of the Truckee Meadows Regional Plan

The Truckee Meadows Regional Plan contains policies that describe the role of unincorporated areas in the region's desired land use pattern. These policies include policy 1.3.3, which states the following:

Policy 1.3.3

To conform with the Regional Plan, in unincorporated areas within the TMSA, local master plans may allow non-residential uses of appropriate scale to serve the community and not the greater region. The appropriate scale of non-residential development shall be based on generally accepted service standards for population, employment, service area, and market analysis.

Industrial/warehouse uses are permitted only within existing or master-planned multi-use business parks found in conformance with the Regional Plan.

At the request of Regional Planning staff, Washoe County has agreed to propose alternative language for this policy. Regional staff is concerned that the current language is not clear, realistic, and achievable. The primary concern is not with the standard itself, but with the language used to articulate it. Community Development staff is currently engaged with staff from the cities of Reno and Sparks and the Regional Planning Agency to develop new language that will facilitate more efficient and predictable reviews for Regional Plan conformance.

Citizen Advisory Board (CAB)

- Staff has discussed this item with the Spanish Springs CAB on numerous occasions. The most recent SS CAB agenda to include this item was that of January 2011. Each of these CAB meetings has solicited similar public feedback. The public in Spanish Springs wants to be assured that the removal of the commercial cap will not remove all restrictions on the establishment of increased acres of commercial and industrial land uses. There is a general understanding that the current tool (%age cap) has not functioned as it was intended. However, the community appreciates a policy that flatly states a limit on the amount of commercial and industrial land use. They are concerned that the removal of this policy will allow too much flexibility for the Planning Commission to approve future changes.

Public Meeting Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended. The time and place of the public hearing must be provided in at least one publication of a newspaper of general circulation in the city or county, at least 10 days before the day of the public hearing. This proposal was noticed in the Reno Gazette Journal on Friday, March 25, 2011; and April 22, 2011.

Agency Comments

Due to the limited nature of the proposed amendment, this MPA was not submitted to the regular group of reviewing agencies.

Summary

The Spanish Springs Area Plan contains a policy that seeks to limit the amount of future land devoted to commercial and industrial categories. The policy, 17.2.c, seeks to accomplish this by establishing a cap on the overall percentage of land (in acres) that can be designated for commercial and industrial purposes within the Suburban Character Area of the Spanish Springs Planning Area. Since the original adoption of this tool, the cap has been amended upward three times. The Planning Commission determined that the tool was ineffectual and requested that staff investigate the consequences of removing the policy. Staff review concludes that the removal of the policy will allow the Planning Commission, staff and the community to focus more on the full range of policies contained in the plan, as well as the Character Statement, to review requests for amendments. This flexibility will allow for a more robust consideration of amendments in the context of the plans' policies. This will not remove all restrictions on the establishment of more commercial and industrial acreage, but it will ensure that decisions are made in the full context of the plan.

Recommendation

Based upon the staff analysis, a site visit, and comments received from reviewing agencies and the Spanish Springs Citizen Advisory Board, it is recommended that the Master Plan Amendment proposed for the Spanish Springs Area Plan, being a part of the Washoe County Master Plan, be adopted by the Planning Commission and recommended it for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Motion

I move that the Washoe County Planning Commission, based upon the information presented in the staff report, written testimony and verbal testimony received during the public hearing, adopt the Master Plan Amendment proposed for the Spanish Springs Area Plan. I further move 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 on this Commission's recommendation to the Washoe County Commission within 60 days of today's date.

This action is based on having made at least three of the following findings in accordance with Washoe County Development Code Section 110.820.15 and having made all of the following required findings contained in the Spanish Springs Area Plan.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. 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. 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. 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. 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.
6. The proposed amendment will not affect the location, purpose and mission of the military installation.

Spanish Springs Area Plan Findings:

SS.17.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the Spanish Springs Area Plan, the following findings must be made:

- a. The amendment will further implement and preserve the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the Spanish Springs Area Plan and the Washoe County Master Plan.
- c. The amendment will not conflict with the public's health, safety or welfare.

Appeal Process

An action of denial by the Planning Commission may be appealed to the Washoe County Commission as specified in Section 110.820.25 of the Washoe County Development Code, up to 10 days after the public hearing date. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day.



Community Development

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RESOLUTION NO. 11-

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SPANISH SPRINGS AREA PLAN (MPA10-002), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

- WHEREAS, Master Plan Amendment Case Number MPA10-002 came before the Washoe County Planning Commission for a duly noticed public hearing on April 5, 2011; and May 3, 2011;
- WHEREAS, the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed master plan amendment;
- WHEREAS, the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed master plan amendment;
- WHEREAS, the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed master plan amendment as set forth in NRS chapter 278 and Washoe County Development Code Article 820;
- NOW, THEREFORE, BE IT RESOLVED pursuant to NRS 278.210(3) that the (1) Washoe County Planning Commission does hereby adopt the proposed master plan amendment in Master Plan Amendment Case Number MPA10-002, comprised of the maps, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above; and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

ADOPTED this 3rd day of May, 2011.

WASHOE COUNTY PLANNING COMMISSION

Dian A. VanderWell, Chair

I hereby attest the Chairman's signature and certify pursuant to NRS 278.210(6) that the proposed master plan document and maps have been reviewed and approved by the Planning Commission as an accurate representation of the approved amendment to the Washoe County master plan.

ATTEST:

Kimberly H. Robinson, MUP
Secretary to the Planning Commission



Planning Commission Staff Report

Meeting Date: May 3, 2011

Agenda Item No: 2
Staff Recommendation: >

WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT STAFF REPORT

To: Washoe County Planning Commission

Re: Report on Amendment to Truckee Meadows Regional Plan Policy 1.3.3.

Date: 03/15/2011

Prepared By: Eric Young

GENERAL INFORMATION SUMMARY

Requested Action: The Planning Commission will receive a report on Washoe County staff's initiative to amend Policy 1.3.3 of the Truckee Meadows Regional Plan, in furtherance of a commitment to develop language that more clearly articulates the conformance standards for the establishment of commercial and industrial master plan designations in the unincorporated county.

BACKGROUND

The purpose of this initiative is to develop and propose alternative language for the Truckee Meadows Regional Plan policy 1.3.3 and by doing so fulfill a commitment to the Truckee Meadows Regional Planning Agency. This project is one of a series of projects Washoe County committed to undertake in order to come into conformance with the Truckee Meadows Regional Plan. The projects are commonly referred to as "scheduled additions*," and typically refer to amendments to the County's Master Plan. However, in this case, it was mutually determined by both the regional planning agency and Washoe County, that Regional Plan Policy 1.3.3, which describes limitations on commercial and industrial development in the incorporated county, is vague and presents numerous implementation challenges. Therefore, Washoe County agreed to undertake to propose, in coordination with the cities of Reno and Sparks, new language that will provide the clarity and direction absent from the current policy and improve implementation of the Regional Plan.

*The scheduled amendments are discussed in more detail in the "Washoe County 2010 Regional Plan Annual Report (reporting period: January – December 2010)"

DISCUSSION

As currently stated in the Regional Plan, Policy 1.3.3 reads:

To conform with the Regional Plan, in unincorporated areas within the TMSA, local master plans may allow non- residential uses of appropriate scale to serve the community and not the greater region. The appropriate scale of non- residential development shall be based on generally accepted service standards for population, employment, service area, and market analysis.

Industrial/warehouse uses are permitted only within existing or master-planned multi-use business parks found in conformance with the Regional Plan.

Regional Planning Staff indicates that this language has proven difficult to implement, particularly as it relates to industrial land use. Washoe County's Master Plan, and specifically the Land Use and Transportation Element and the various Area Plans, are clear in requiring new commercial land use designations to focus on serving the local community and not the wider region. However, the implementation of the policy as it relates to industrial land use stumbles partially because neither the Regional Plan nor the Washoe County plan defines and describes "master-planned multi-use business parks," and partially because there is no mechanism (such as with a Project of Regional Significance) for determining "conformance with the Regional Plan."

Another issue identified concerning this policy is failure to recognize the differences between the role of Industrial land uses and local serving commercial land uses. Washoe County has long recognized that new commercial land use inventory should be focused on serving the local community and not the wider region. However, the amount of land devoted to industrial purposes is inherently a more regional matter than a local community matter. Industrial land uses are not typically considered "local community serving."

The challenge of this project is to develop a policy that adequately separates the consideration of commercial and industrial land use expansion so that the inherent nature of each is respected, and then to adequately describe conformance standards for each that speak to their unique nature.

As of the writing of this staff report, draft language has not been finalized. Washoe County staff continues to communicate with staff from the cities of Reno and Sparks and with the Truckee Meadows Regional Planning Agency to consider alternative approaches to the current policy.

PROJECT SCOPE

The scope of this project is limited to the development of a proposed amendment to Regional Plan Policy 1.3.3. However, it is possible that the proposed language, if adopted, would in turn require amendments to the Washoe County Master Plan.

PROJECT GOALS

1. In coordination with the cities of Reno and Sparks and the Truckee Meadows Regional Planning Agency, propose an amendment to Regional Plan Policy 1.3.3 that provides clear direction on the appropriateness of commercial and industrial development in the unincorporated county.
2. Complete the proposed language on a timeline consistent with the annual regional plan amendment cycle.

PROJECT TIMELINE

1. January 2011: Meet with Reno and Sparks staff to begin considering the current language and possible alternatives. Meet with stakeholders to solicit input.
2. February 2011 - March 2011: Meet with Reno, Sparks and TMRPA staff to consider alternative proposals. Continue meeting with stakeholders.
3. April 2011: Washoe County Planning Commission report.
4. April 2011 or May 2011 (First available): Washoe County Board of Commissioners report.
5. July 2011 to August 2011: Truckee Meadows Regional Planning Agency Planning Commission and Governing Board review.