



Community Development

"Dedicated to Excellence in Public Service"

Adrian P. Freund, FAICP, Community Development Director



Agenda Item No. 4

Staff Recommendation: **APPROVAL**

**WASHOE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
STAFF REPORT**

To: Washoe County Planning Commission

Re: Comprehensive Plan Amendment CP08-010 to Delete the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan which Respond to Stipulations Approved as Part of the Conformance Finding for the Washoe County Comprehensive Plan by the Regional Planning Commission; to retain the adopted land use maps; and other matters properly relating thereto; and to adopt a resolution required by NRS 278.210 (3)

Date: December 24, 2008

Prepared By: Michael A. Harper, FAICP

APPLICATION SUMMARY

Applicant: Washoe County

Requested Action: To delete the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan from the Washoe County Comprehensive Plan, but to retain the adopted land use maps; and to adopt a resolution required by NRS 278.210 (3).

STAFF RECOMMENDATION AND POTENTIAL MOTION

Based upon staff analysis and comments received, staff recommends that the Planning Commission **adopt** the following motion for the proposed amendment to the Washoe County Comprehensive Plan.

"I move that the Washoe County Planning Commission adopt Comprehensive Plan Amendment Case No. CP08-010, by deleting the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan from the Washoe County Comprehensive Plan, but retain the adopted land use maps having made one or more of the following findings in accordance with Washoe County Development Code Section 110.820.15; and adopt a resolution required by NRS 278.210 (3)."

Findings

1. The proposed deletion of the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan of the Open Space and Natural Resource Management Plan from the Washoe County Comprehensive Plan is in substantial compliance with the policies and action programs of the Comprehensive Plan.
2. The proposed deletion of the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan of the Open Space and Natural Resource Management Plan from the Washoe County Comprehensive Plan responds to changed conditions, specifically the stipulations of the Truckee Meadows Regional Planning Commission required as part of a finding of conformance of the Washoe County Comprehensive Plan with the adopted Regional Plan.
3. The proposed deletion of the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan of the Open Space and Natural Resource Management Plan from the Washoe County Comprehensive Plan will promote the desired pattern for orderly physical growth of the County and guide 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.
4. The retention of the adopted land use maps are necessary to meet the requirements of the adopted protocols between the county and the two cities which provides for the issuance of business licenses for property within a sphere of influence that has not be annexed by a city.
5. The Washoe County Planning Commission gave reasoned consideration to information contained within the staff report and information received during the public hearing.

An action for adoption requires a super majority vote of the membership of the Planning Commission in favor of the motion (a minimum of 5 of 7 members voting in the affirmative). The Planning Commission action for adoption will be forwarded to the Board of County Commissioners for their concurrence, amendment, or rejection.

PLANNING COMMISSION ACTION ALTERNATIVES
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The various alternatives available to the Planning Commission include:

- Close the public hearing and adopt or not adopt the Comprehensive Plan Amendment as submitted to the Washoe County Planning Commission and if the amendment is adopted, forward to the Washoe County Commission; or
- Close the public hearing on the proposed amendments to the Washoe County Comprehensive Plan, but delay any action pending further research by staff on issues raised during the public hearing, or discussion and direction by the Planning Commission; or
- Continue the public hearing to a subsequent meeting to gather additional comments or information on the proposed amendments to the Washoe County Comprehensive Plan.

BACKGROUND

The following was provided in support of the resolution initiating this comprehensive plan amendment:

On October 22, 2008, the Regional Planning Commission found the Washoe County Comprehensive Plan in conformance with the 2007 Truckee Meadows Regional Plan. As a codicil to that action, the Community Development staff agreed to a series of stipulations proposed by the Truckee Meadows Regional Planning Agency staff that would better reflect the policies contained in the regional plan. These stipulations would result in deleting three adopted specific plans, two in the Southwest Truckee Meadows Area Plan, and one in the Southeast Truckee Meadows Area Plan. The attached resolution is the vehicle by which this amendment is initiated for action pursuant to Article 820, Amendment of Comprehensive Plan.

The three specific plans being proposed for deletion from the county's comprehensive plan: the South Virginia Corridor Specific Plan, the Steamboat Specific Plan, and the Southeast Truckee Meadows Specific Plan were adopted in response to specific issues that at the time of their adoption existed only in the unincorporated portion of the county. Since the adoption of both the 2002 Truckee Meadows Regional Plan and 2007 Truckee Meadows Regional Plan, the areas for which these plans covered have been absorbed into the City of Reno's sphere of influence. The regional plan transfers the planning responsibilities for these areas to the City of Reno. Since 2002 the areas within each of these specific plans have been planned, or are in the process of being re-planned by the City of Reno. The adoption of the updated Southwest Truckee Meadows Area Plan and the updated Southeast Truckee Meadows Area Plan did not include these specific plan areas. Nevertheless, these specific plans still exist as portions of the county's comprehensive plan.

The stipulations approved by the Regional Planning Commission recommended that these three specific plans be deleted from the county's comprehensive plan in order that no assessment of their conformance with the adopted 2007 Truckee Meadows Regional Plan needed to be completed. Community Development staff agreed that this was an appropriate way of addressing this conformance issue.

It should be noted, though, that the adopted land use maps have to be retained as part of the county's comprehensive plan as they also function as the regulatory zoning maps for the county. Through adopted protocols with the two cities, the county retains the responsibility of issuing business licenses for uses on property within a sphere of influence which have not been annexed. The county has to retain a land use/regulatory zone for these properties in order to comply with the business license ordinance.

(CP08-010 pc sr)

XC: David Childs, Assistant County Manager
Members of the Development Services Advisory Committee
Chair and Members of Citizen Advisory Boards



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RESOLUTION 09-5

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY COMPREHENSIVE PLAN BY AMENDING THE SOUTHWEST TRUCKEE MEADOWS AREA PLAN DELETING THE SOUTH VIRGINIA CORRIDOR SPECIFIC PLAN AND THE STEAMBOAT SPECIFIC PLAN; AND AMENDING THE SOUTHEAST TRUCKEE MEADOWS AREA PLAN DELETING THE SOUTHEAST TRUCKEE MEADOWS SPECIFIC PLAN; AND RETAINING THE ADOPTED LAND USE MAPS THAT WERE PART OF THE SPECIFIC PLANS AND OTHER ITEMS PROPERLY RELATING THERETO

WHEREAS, Nevada Revised Statutes 278.210 (3) requires a planning commission adopting amendments to a jurisdiction's master plan to adopt said amendments by resolution; and

WHEREAS, the Washoe County Planning Commission has determined at a public hearing on this matter held on February 4, 2009 that the amendment of the Southwest Truckee Meadows Area Plan deleting the South Virginia Corridor Specific Plan and the Steamboat Specific Plan, and the amendment of the Southeast Truckee Meadows Area Plan deleting the Southeast Truckee Meadows Specific Plan as portions of the Washoe County Comprehensive Plan, but retaining the adopted land use maps that were part of the specific plan satisfies the findings required by WCC 110.820.15 for the adoption of amendments to the comprehensive plan; and

WHEREAS, at least two thirds of the Washoe County Planning Commission has voted in favor of this resolution to amend the Southwest Truckee Meadows Area Plan by deleting the South Virginia Corridor Specific Plan and the Steamboat Specific Plan, and to amend the Southeast Truckee Meadows Area Plan by deleting the Southeast Truckee Meadows Specific Plan as portions of the Washoe County Comprehensive Plan, but retains the adopted land use maps that were part of the specific plan, at the public hearing on this matter held on February 4, 2009;

NOW, THEREFORE, BE IT RESOLVED that the Washoe County Planning Commission does hereby amend the Southwest Truckee Meadows Area Plan by deleting the South Virginia Corridor Specific Plan and the Steamboat Specific Plan, and to amend the Southeast Truckee Meadows Area Plan by deleting the Southeast Truckee Meadows Specific Plan as portions of the Washoe County Comprehensive Plan, but retains the adopted land use maps that were part of the specific plan and hereby forwards said adopted amendments to the Washoe County Board of County Commissioners for their consideration and adoption.

ADOPTED this 4th day of February, 2009.

WASHOE COUNTY PLANNING COMMISSION

Christy Magers, Chairman

ATTEST:

Adrian P. Freund, FAICP
Secretary to the Planning Commission