

Cahalane, Daniel

From: J L <jackpotequine@gmail.com>
Sent: Tuesday, July 28, 2020 2:06 PM
To: Cahalane, Daniel; Olander, Julee; Pelham, Roger; Young, Eric; Bronczyk, Christopher
Subject: Public comment regarding proposed amendments

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Dear Planners: We were unable to attend the Zoom workshop on 7/22/2020. However, my family wishes to express our concerns re: the proposed amendments. Your choices and approvals determine the future of our home and region! You are quite honestly caving into big developer money and allowing open space to be gobbled up and quite frankly ruining our environment/ vistas and open spaces with OVER development creating more pollution, more traffic, and lack of water resources should tell you all you need to know! Verdi, South Reno off Curti/Veterans/Toll Road developments are hideous and forever gone-sorry they are...NO WILDLIFE EASEMENTS or CROSSINGS AND BARELY OPEN SPACE in all these cluster homes. UNSTAINABLE & destroying the eco systems.

Think globally but act locally...build UP not OUT and create the green/open space.

Thanks for your time.

Land Use and Transportation Element. Provide updates to the Land Use and Transportation Element in order to comply with the 2019 Truckee Meadows Regional Plan regional conformance requests

Include language identifying how Washoe county will be limiting development outside of the Truckee Meadows Service Area (TMSA) to 2% of the cumulative development

- 1.
1. Include language describing the limitation of development outside the TMSA to not allow new divisions of land that would create a parcel less than 5 acres in size
2. Include Language acknowledging the Regional Land Designations and Priority Hierarchy for Development. These designations direct growth to tiers within the TMSA as outlined in the 2019 Regional plan.
3. Include language referencing the Regional Land Designations density requirements as each designation allows a different level of density in order to direct growth effectively.

Public Services and Facilities Element. To amend the Public Services Element a component of the Washoe County Master Plan for the purpose of bringing the Pubic Services Element into conformance with the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language referencing the List of Facilities and Services Standards; new language recognizing the promotion of facilities and services in line with the priority hierarchy for development; identifying that water and wastewater infrastructure will not be extended from the TMSA to the RA, except for the management of reclaimed water as a method to effectively manage reclaimed water from wastewater treatment facilities; new language acknowledging use of the Regional Water Management Plan; and addressing the Regional Plan requirements for Regional Utility Corridor and Sites.

Housing Element. To Amend the Housing Element, a component of the Washoe County Master Plan, for the purpose of bringing the Pubic Services Element into conformance with the 2019 Truckee Meadows Regional Plan. The proposed amendments include new language referencing the county's support for the Regional Strategy for Housing Affordability, and particularly the roadmap of steps identified in the strategy to address affordable housing needs in the community.

Population Element. To amend the Washoe County Master Plan, Population Element to conform to the adopted 2019 Truckee Meadows Regional Plan by including language recognizing the use of the most current adopted Washoe County Consensus Forecast and removing specific data from the previous Washoe County Consensus Forecast.

Contact: Washoe County Planner for Land Use and Transportation Element. Dan Cahalane, 775.328.3628; dcahalane@washoecounty.us; or Chris Bronczyk, 775.328.3612; cbronczyk@washoecounty.us

Contact: Washoe County Planner for Public Services and Facilities Element. Julee Olander, 775.328.3627 or jolander@washoecounty.us

Contact: Washoe County Planner for Population Element. Roger Pelham, 775.328.3622 or rpelham@washoecounty.us

Contact: Washoe County Planner for Housing Element. Eric Young, 775.328.3613 or eyoung@washoecounty.us

Cahalane, Daniel

From: Maeve Ambrose <maeveambrose@gmail.com>
Sent: Friday, July 31, 2020 2:11 PM
To: Lloyd, Trevor; Cahalane, Daniel
Subject: Planning Commission/LUTE amendments

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Hello. I have two additional questions not answered by Dan that after re-reading the updated TMRP cover to cover and the Staff report for the PC meeting were raised.

1. What calculation is being used for the 2% cap on growth in the RA? For example does that include all the 78% of public lands in Washoe County (BLM 2,682,204 acres) out of WC 4,187,000 million acres ?Which could mean 80,560 acres could be developed in RA before they reach the 2% cap.
2. Page 91 of the TMRP under RF-4 Allowance of Existing Land Uses, Entitlements, and Zoning: The Regional Plan recognizes and allows master plan land uses, entitlements, and zoning that are in existence prior to the initial adoption of this plan and are therefore grandfathered in. Why is there no reference to this in the proposed LUT for Warm Springs specifically with the current minimum 40 acres which was red lined out to change to the minimum 5 acres?
3. The reference regarding CAB and neighborhood meeting is on page 9 of the staff report for the PC meeting just above the Public Notice paragraph. Regarding the mis-use of the term , which now after the fact, is being called a courtesy meeting. I received the notice as a CAB member at almost 4pm on July21 from Alice McCuone re the public meeting the next day at 5PM.

I would like for all three of these items included under public comment in the information provided to the Planning Commission for their August 4 meeting. Thank you M.Susan Ambrose Chair of the WSR CAB