



**Department of
Community Development**

Master Plan Southeast Truckee Meadows Area Plan



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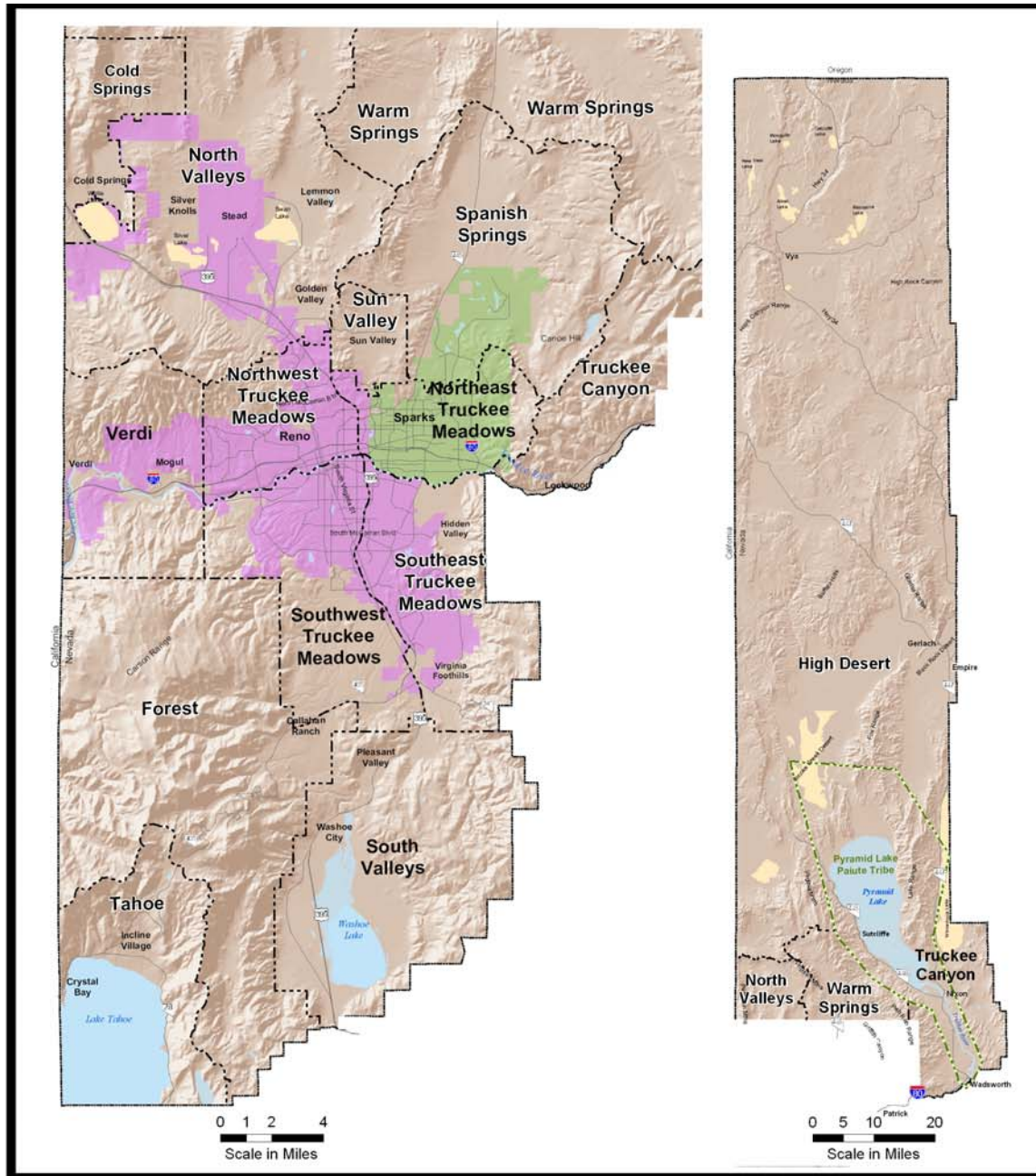
**Department of
Community Development**

**Master Plan
Southeast Truckee Meadows
Area Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the Southeast Truckee Meadows Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the Southeast Truckee Meadows Area Plan reflects amendments adopted as part of Master Plan Amendment Case Number MPA11-001. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 11-5 of the Washoe County Planning Commission on April 5, 2011, by the Washoe County Commission on May 10, 2011, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on July 13, 2011. The adopting resolution was signed by the Washoe County Commission Chairman on July 19, 2011.

FIFTH PRINTING, JULY 2011



WASHOE COUNTY PLANNING AREAS

--- Planning Area boundary	■ Dry Lakes
--- Washoe County boundary	■ Water Bodies
--- Pyramid Lake Paiute Tribe boundary	■ Hillshade, 10 meter elevations
■ City of Reno	
■ City of Sparks	

Source: Community Services Date: June 2008

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Scale Bars are shown below each map

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Introduction

The Southeast Truckee Meadows Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the diverse communities in the Southeast Truckee Meadows over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of these Southeast Truckee Meadows communities.

The result of this effort is the development of a comprehensive vision for the Southeast Truckee Meadows planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The Southeast Truckee Meadows Area Plan implements and preserves this community vision and character.

Vision

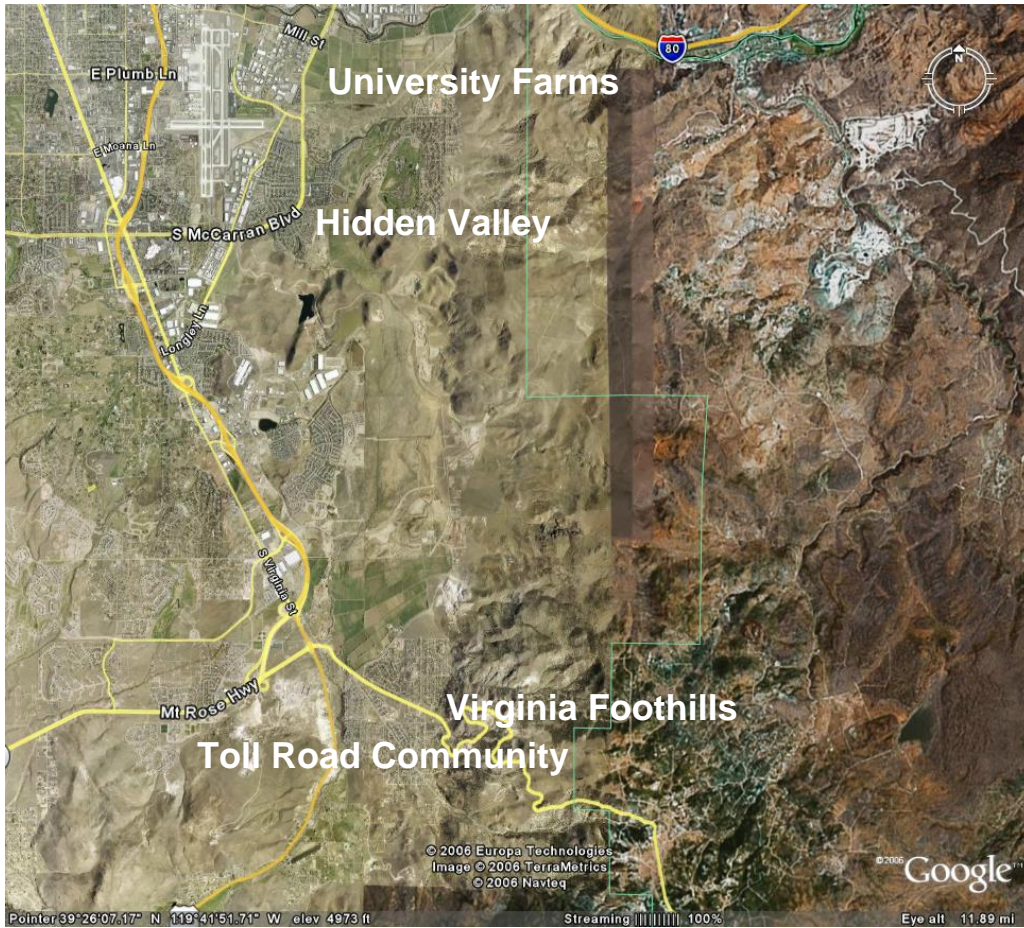
Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the Southeast Truckee Meadows community will maintain and apply objective standards and criteria that serve to manage growth and development in Southeast Truckee Meadows in a manner that:

- Respects the scenic, and suburban character of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Respects private property rights;
- Preserves the composition of mature neighborhoods in the planning area;
- Provides additional open space and recreational opportunities;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

Character Statement

The Southeast Truckee Meadows (SETM) planning area is a large and diverse area that covers individual communities that are separated both geographically and by their character. Much of the planning areas natural resources have been altered by development over time. The once large expanses of agricultural fields that comprised a number of ranches in the flat valley areas has been annexed into the City of Reno and rapidly converted to subdivisions and other accessory land uses. This new development in the city is happening at urban densities as opposed to the existing suburban density communities that still remain in the unincorporated county. This density difference sets apart the existing communities in the planning area and requires policies aimed at preserving these older larger lot neighborhoods and for new development that will be compatible. The SETM planning area is different than most others in the county because it does not contain large tracts of public lands. Federally managed lands are located in the Huffaker Hills/Rattlesnake Mountain area; south of Hidden Valley; a large parcel on the hill above the Reno-Sparks Wastewater Treatment Plant; Hidden Valley Regional Park and a small hill east of Steamboat Hot Springs. The remainder of the planning area is private property.

Photo 1: Aerial Photo of Greater Southeast Truckee Meadows Planning Area



The most scenic aspect of the planning area may be the Virginia Range that forms the eastern boundary of the planning area and abuts neighboring Storey County. These mountains are the backdrop to not only the SETM planning area but also to the majority of the Truckee Meadows. The Virginia Range are entirely privately owned and divided into 40-acre parcels thus the potential exists for reshaping and visual impacts to the land if development occurs. Policies have been included in the plan that addresses these concerns.

Photo 2: Hills of the Virginia Range



The area contains a number of perennial streams and water channels: Boynton Slough, Dry Creek, Steamboat Creek, Thomas Creek, Whites Creek, and many unnamed intermittent streams. The privately owned Alexander Lake and Washoe County's Huffaker Hills reservoir are the only major reservoirs in the planning area. Steamboat Creek is the natural feature that provides a common bond for the entire planning area as it winds its way from south to north eventually emptying into the Truckee River. Steamboat Creek, whether it's in the planning area or within the city boundaries, holds a huge potential as a natural, scenic and recreational amenity for the area and the county should plan cooperatively with all interested parties to restore and enhance this natural feature of the area.

The planning areas character is completed by land uses that are distributed within several distinct communities. Future growth in the area will be managed to minimize negative impacts on the character of these communities, particularly those impacts related to the generation of light, air, and water pollution, wildlife and wildlife habitat and the blending of new development with any existing development.

Identifiable communities in the Southeast Truckee Meadows include:

Hidden Valley is a semi-rural community within the unincorporated county that borders Reno to the West, University of Nevada (UNR) Farms and the Truckee River to the north, the Virginia Range and Storey County to the East, and the Huffaker Narrows area to the south. Wild horses have grazed on this land for many years. They graze in the hills to the East of Hidden Valley Regional Park and also roam into the areas south of the park. Hidden Valley was a part of the Emigrant Trail taken by pioneers who were California bound in the mid 19th century. The infamous Donner party was known to have traversed through Hidden Valley following Steamboat Creek and passing to the south of Huffaker Hills before resuming their north and westward movement. In places their wagon ruts can still be seen. The hills surrounding Hidden Valley are home to coyotes, rabbits, raccoons, birds of all kinds, including the Mountain Bluebird, and golden eagles. The wetlands are home to herons, ducks, geese, and the occasional wildfowl visitor as a resting place when migrating on the Nevada flyway.

Photo 3: Hidden Valley and University of Nevada Farms



There are no major highways or arterial roads that presently bisect Hidden Valley. All the roads that are encompassed in the Valley are local access roads. This enables residents to enjoy a quiet atmosphere free from traffic noises. There are no streetlights in the Valley and this enables the residents to enjoy a view of the night stars that is not available to others closer into the city. There is an astronomy club that uses the accessible areas of Hidden Valley Regional Park to view the stars with telescopes because the darkness of the surrounding neighborhood permits better viewing.

Hidden Valley has a desert climate typical of arid western valleys, ranging from extended drought to flood conditions and is extremely sensitive to prevalent environmental conditions. Steamboat

Creek provides essential water to sustain wildfowl life and marshland along its borders. The marshlands and public golf course that is owned and operated by the city of Reno and which borders the valley also serve as water retainers in times of floods, providing important acreage for floodwaters to spread out. While some Hidden Valley homes have been affected by floodwaters, this has been relatively rare. However, all further development on the west side of Hidden Valley should be considered with this in mind.

Residents of this semi-rural area create and maintain homes consistent with a lifestyle which values privacy and quiet combined with nearness to the city to take advantage of its many amenities. Housing density is low, with homes being built on a minimum of 1/3 acre lot sizes, with many more being larger. Some residents in Hidden Valley maintain their own wells and septic systems, while others have water and sewer service.

There is no commercial or industrial activity in the area. The residents believe that there is no need for further commercial or industrial activity in the area, with the exception of land immediately abutting McCarran Blvd. that is in the north and west portions of UNR Farms property. Such non-residential development would serve to destroy the rustic feel endemic to Pembroke Drive and Hidden Valley Drive, the main road that circles Hidden Valley.

Pembroke Drive and Mira Loma Drive are the main collector roads in and out of Hidden Valley. Residents consider the portions of these roads within the planning area to be sufficient for providing access to the Valley. There is no need for further road building to provide additional access to and from the Valley for local residents. Furthermore, it is the intent of Hidden Valley area residents that any developments within the UNR Farms take access to the regional roadway network through its own internal street network and not via existing roadways.

Hidden Valley Regional Park provides recreational opportunities for biking, hiking, playing ball, horseback riding, tennis, picnicking and walking pets. While available to be used by others in the community at large, the park is modest in its recreational features and fits well within the semi-rural nature of the community. Residents prefer that any future development of any type take into consideration the serene nature of the area and be designed with consideration of the impact such development would have on the character and charm of Hidden Valley. Residents believe in the necessity to preserve their natural resources for the benefit of present and future generations of residents.

Photo 4: Hidden Valley Regional Park



The **Virginia Foothills Community** is a peaceful residential suburban community within easy driving distance of urban amenities. The Foothills area is a combination of custom homes and subdivisions that range in lot size from 1/3 to 1/2 acre with a few larger properties. The Foothills is an area of wide residential streets some with curb and gutter and some with V ditches. The residential street network is easily accessed from SR 341 or Western Skies Road. Virginia Foothills is bordered on the west by residential development in the City of Reno and on the north by undeveloped land within the city. The steep privately owned and mostly undeveloped mountains of the Virginia Range are to the east and Geiger Grade (SR 341) on the south separates Virginia Foothills from the Toll Road area. Residents support the idea of the highway obtaining "Scenic Highway" status from the State. The area supports a small amount of neighborhood serving commercial centered along SR 341. Due to the close proximity of new commercial development in the City of Reno, the residents believe that there is no need for further commercial or industrial land use in the Foothills area.

Photo 5: Virginia Foothills Neighborhood (taken from SR 341)

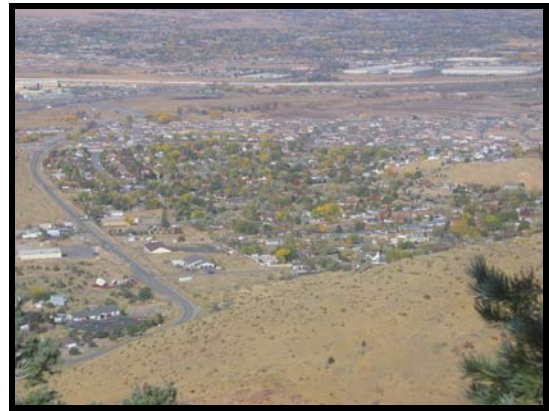


Photo 6: Commercial Uses Located on SR 341



The essential elements that create and support the Virginia Foothills suburban lifestyle include low-density housing against the backdrop of the Virginia Range, the neighborhood elementary school (Brown) and the adjacent Virginia Foothills Neighborhood Park; occasional views of grazing wild horses and raptors along with the occasional coyote, skunk and raccoon. Although encroaching development has closed off many places to ride a horse, some of the residents of the Foothills still keep horses on their property. Foothill residents believe in the necessity to preserve their natural resources for the benefit of present and future generations of residents. Residents believe in the importance of preserving clean air, dark night skies, mountain views and providing a safe community free from excessive noise and traffic.

The **Toll Road Community** is bordered on the west by the City of Reno and U.S. 395 and on the north by SR 341 and the Virginia Foothills community. The steep sparsely populated Virginia Range is to the east and the Steamboat Valley area to the south. The Toll Road community is a low-density suburban residential community, with a more rural atmosphere than the neighboring Virginia Foothills area. The area is a combination of older homes, newer subdivisions and manufactured home subdivisions located on the western edge of the area. The roadways in the Toll Road community are both paved and un-paved some with curb and gutter and most with V ditches. The residential street network is easily accessed from SR 341, Toll Road and Kivett Lane. A portion of the residential housing is accessed from U.S. 395. There is only a small amount of neighborhood serving commercial centered along SR 341 and at the intersection of Toll Road and SR 341. Due to the close proximity of new commercial development in the City of Reno, the residents believe that there is no need for further commercial or industrial land use in the in the Toll Road area.

Photo 7: Residential Examples



Kivett Lane Home



Kivett Lane Home



Hill Home Located off of Toll Road

The Toll Road community is the only community within the SETM planning area that has any appreciable amount of federal land. Residents feel that, in general, the public lands in the area are best preserved as open space. The public land parcels that are surrounded by existing residential development can also be appropriate for residential development at similar densities as the surrounding private property. The public lands also offer the community an opportunity to locate public amenities such as trailheads or parks. A planned trail head where Toll Road crosses Bailey Creek will allow access into the large expanse of BLM land to the south will be an important recreational amenity for the area as well as the region. The southern end of the Toll Road area is located in what is considered a wildland/urban interface. Wild fires have burned through this area in the past and the public's health and safety is a very important issue. Providing for public safety during potential wildfire situations would be enhanced with an additional means of ingress and egress for the area. Bailey Creek runs through the Toll Road community and has caused flooding and property damage in the past. Bailey Creek should be managed as both a natural amenity to the area and a potential threat to public health and safety.

Photo 8: Toll Road Area (taken from SR 341)



The essential elements that create and support the Toll Road areas lifestyle include a mix of housing types in a rural style atmosphere; Cottonwood Neighborhood Park; occasional views of grazing wild horses and raptors along with wildlife such as coyote, skunk and raccoon. Although encroaching development has restricted places to ride a horse, some of the residents of the area still keep horses on their property and more than one equestrian training and boarding facility exists in the area. Toll Road residents believe in the necessity to preserve their rural lifestyle and maintain the integrity of the community for existing residents along with enhancing equestrian and other recreational opportunities for the area. The recently completed path along the length of Toll Road would be complemented by an un-paved equestrian path along the opposite side of the road. Residents believe in the importance of preserving clean air, dark night skies, mountain views and providing a safe community free from excessive noise and traffic.

Vision and Character Management

Land Use

Goal One: The pattern of land use designations in the Southeast Truckee Meadows Area Plan will implement and preserve the community character described in the Character Statement.

Policies

- SETM.1.1 The Southeast Truckee Meadows Character Management Plan Map (CMP) shall identify the Southeast Truckee Meadows Rural Character Management Area (RCMA), the Hidden Valley Suburban Character Management Area (HVSCMA), the Virginia Foothills Suburban Character Management Area (VFSCMA), and the Toll Road Suburban Character Management Area (TRSCMA).
- SETM.1.2 The following Regulatory Zones are permitted within the Southeast Truckee Meadows Rural Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. Low Density Suburban (LDS – One unit per acre).
 - e. Medium Density Suburban (MDS – See Policy 2.13).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).

- h. Open Space (OS).
- SETM.1.3 The following Regulatory Zones are permitted within the Hidden Valley Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Medium Density Rural (MDR – One unit per 5 acres).
 - c. High Density Rural (HDR – One unit per 2.5 acres).
 - d. Low Density Suburban (LDS – One unit per acre).
 - e. Medium Density Suburban (MDS – See Policy 2.13).
 - f. Public/Semi-public Facilities (PSP).
 - g. Parks and Recreation (PR).
 - h. Open Space (OS).
- SETM.1.4 The following Regulatory Zones are permitted within the Virginia Foothills Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Medium Density Suburban (MDS – See Policy 2.13).
 - c. General Commercial (GC). Limited to areas designated GC at the adoption of this plan (February 6, 2007).
 - d. Public/Semi-public Facilities (PSP).
 - e. Parks and Recreation (PR).
 - f. Open Space (OS).
- SETM.1.5 The following Regulatory Zones are permitted within the Toll Road Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
 - b. Low Density Rural (LDR – One unit per 10 acres).
 - c. Medium Density Rural (MDR – One unit per 5 acres).
 - d. High Density Rural (HDR – One unit per 2.5 acres).
 - e. Low Density Suburban (LDS – One unit per acre).
 - f. Medium Density Suburban (MDS – See Policy 2.13).
 - g. High Density Suburban (HDS – Seven units per acre). Limited to areas designated HDS at the adoption of this plan (February 6, 2007).
 - h. Public/Semi-public Facilities (PSP).
 - i. Parks and Recreation (PR).
 - j. Open Space (OS).
 - k. General Commercial (GC). Limited to areas designated GC at the adoption of this plan (February 6, 2007).
- SETM.1.6 Staff will review any proposed Master Plan Amendment against the findings, criteria and thresholds identified in the Plan Maintenance section of this plan and make a recommendation to the Planning Commission. At a minimum, the Planning Commission must make each of the findings in order to recommend approval of the amendment to the Board of County Commissioners.

- SETM.1.7 The Washoe County Planning Commission will review any application to expand the Suburban Character Management Area into the Rural Character Management Area against the findings, criteria and thresholds in the Plan Maintenance section of this plan. At a minimum, the Planning Commission must make each of the applicable findings in order to recommend approval of the amendment to the Board of County Commissioners.
- SETM.1.8 Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the goals and policies of the SETM Area Plan.

Goal Two: Establish development guidelines that will implement and preserve the community character commonly found within the individual communities of the Southeast Truckee Meadows planning area. Common Development Standards for all the Character Management Areas.

Policies

- SETM.2.1 When feasible, given utility and access constraints, grading in subdivisions established after the date of final adoption of this plan will:
- Minimize disruption to natural topography.
 - Utilize natural contours and slopes.
 - Complement the natural characteristics of the landscape.
 - Preserve existing vegetation and ground coverage to minimize erosion.
 - Minimize cuts and fills.
- SETM.2.2 The installation of new streetlights will be minimized and if approved will be for safety reasons. Any lighting proposed must show how it is consistent with current best practice "dark-sky" standards. Lights shall be shielded to prevent light spillage onto adjacent properties or streets.
- SETM.2.3 Site development plans for new subdivisions, commercial and public facilities in the Southeast Truckee Meadows planning area must submit and follow a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe Story Conservation District.
- SETM.2.4 Applicants required to present their development proposal items to the Citizen Advisory Board must submit a statement to staff, not later than one week, following the meeting date, explaining how the final proposal responds to the community input received from the Citizen Advisory Board.
- SETM.2.5 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goals 2, 3, 4, and 5; and upon a finding that a standard is inadequate to implement these goals, may impose other similar standards as necessary to implement the relevant goal.
- SETM.2.6 Washoe County Community Development will promote the use of renewable energy technologies in the siting and design of resident, commercial and public facilities within the SETM Planning Area.
- SETM.2.7 Dwellings in new subdivisions adjacent to existing residential development must match the adjacent building type (single story/multi-story). Development is considered adjacent if not separated by a road or a 30 foot or wider landscaped buffer area.

- SETM.2.8 New subdivision homebuilders must offer at least two separate xeriscape options for subdivision landscape design that emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.

Photo 9: Local Examples of Xeriscaping



- SETM.2.9 General Rural land use (1 dwelling unit/40 acres) should be maintained where slopes are 30% or greater.
- SETM.2.10 Unlimited gaming is prohibited within the entire SETM planning area.
- SETM.2.11 No new industrial uses will be located in the SETM planning area.
- SETM.2.12 The standards established in Goal two will be implemented through tentative map conditions, improvements plans, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.
- SETM.2.13 Ensure that future residential development within the medium density suburban land use designation is constructed at a maximum of two single-family dwelling units per acre. Lot sizes shall not be less than one-third acre and this size may be allowed only under the following conditions:
- New subdivisions must provide one-half acre minimum lot sizes on exterior lots when abutting a developed medium density suburban land use designation with one-half acre or greater lot sizes (roads or open space do not create non-abutting parcels).
 - Exterior lots may be reduced to one-third acre when abutting a developed higher intensity land use designation or a ten-acre or larger undeveloped medium density suburban designation.
- SETM.2.14 The visual integrity of significant ridgelines in the SETM planning area will be protected by prohibiting structures from being located on ridgelines.
- SETM.2.15 Washoe County will work with the Bureau of Land Management to ensure that their Resource Management Plans for the federal lands within the planning area consider the growing recreational needs of residents of the area and the impacts of this recreational use on the natural resources.

Goal Three: Southeast Truckee Meadows Rural Character Management Area (RCMA). Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the rural character portion of the planning area as described in the Southeast Truckee Meadows Vision and Character Statement.

Policies

SETM.3.1 The existing undeveloped private property in the Virginia Range should be developed utilizing “cluster” design that reduces the visual impact of development, preserves as much open space as possible and decreases the cost and maintenance of required infrastructure.

Photo 10: Example of Clustered Homes and Open Space



SETM.3.2 Perimeter fencing must be consistent with an “open fencing” concept. The use of block, concrete, or similar material should be limited to posts, pillars and similar uses and not used for panel or wall sections of perimeter fencing. In subdivisions perimeter fencing on individual parcels is optional. Plans for the maintenance of perimeter fences will be submitted with tentative map applications.

SETM.3.3 Any easement needed to obtain legal access to a 40-acre parcel in the Virginia Range is also required to serve as access to all parcels that the easement crosses. Legal documents to this effect will be presented to the County Surveyor prior to the issuance of a grading permit for a road or driveway. The County Surveyor may waive this requirement under special circumstances.

SETM.3.4 Commercial or industrial development is not permitted in the Eastside Subdivision area or on Pembroke Drive. No commercial or industrial development will be considered within established residential neighborhoods, or adjacent to those neighborhoods without a minimum 50 foot buffer zone.

SETM.3.5 All potential development within the University of Nevada Farms property will comply with the most recent Flood Control Regulations regardless of the local jurisdiction. New developments in this area will be designed to allow for minimal damage and quick restoration following a flood event.

SETM.3.6 Development on the University of Nevada Farms should be limited to the Western and Northern portions of the farms in areas not important for flood control measures.

Goal Four: Hidden Valley Suburban Character Management Area (HVSCMA). Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Hidden Valley community character as described in the Southeast Truckee Meadows Vision and Character Statement.

Policies

- SETM.4.1 Any impacts from proposed changes in the areas bordering Hidden Valley should be considered when reviewing any changes to current land usage or development standards in these areas.
- North – University of Nevada Farms and the Truckee River
East – Storey County and Sunny Hills Rancho properties
South – Huffaker Narrows and old Mira Loma Rd.
West – McCarran Blvd.
- SETM.4.2 Impacts to the areas natural, recreational and scenic resources are to be considered when reviewing any changes to current land use.
- a. Hidden Valley Regional Park is a source of hiking and biking trails and other recreation.
 - b. Steamboat Creek will have a 150-foot setback where any residential development may occur. Preservation of the creeks natural course is an important asset to the community.
 - c. Wetlands/floodplains
 - d. Steep slopes of the Virginia Range
 - e. Ridge lines of the Virginia Range
 - f. Wildlife habitat: Horses, waterfowl, birds, golden eagles, coyote and bob cat
 - g. Interconnected trail system
 - h. Truckee River
- SETM.4.3 The undeveloped land south of and adjacent to Hidden Valley should be developed utilizing a road design that directs traffic flow away from Hidden Valley and discourages thru traffic, truck traffic and speeding. Any future road should be no wider than a two-lane winding collector road for neighborhood use only.
- SETM.4.4 Gaming is prohibited within the Hidden Valley Suburban Character Management Area.
- SETM.4.5 Approval for uses that generate noise will require full mitigation to equal or exceed Washoe County noise standards (Article 110.414).
- SETM.4.6 Subdivisions established after the date of final adoption of this plan will construct no more than 10% of the total residential units in the same architectural elevation with a minimum of 50% being single story and two car garages at a minimum.

Photo 11: Example of Tree-Lined Street



- SETM.4.7 New development along Pembroke Drive will utilize a streetscape design that includes mature trees on each side of the road and a permeable asphalt trail on the northern side that meanders behind the trees. To better control traffic flow and safety, no residential driveways with direct access to Pembroke are allowed.
- SETM.4.8 Additional standards specific to Hidden Valley are located in Article 212 of the Washoe County Development Code. These standards are applicable to grading, slope stabilization, revegetation, residential buffers, sidewalks, allowed uses, building materials and heights and setbacks.
- SETM.4.9 The standards established in Goal four will be implemented through tentative map conditions, improvements plans, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Five: Virginia Foothills Character Management Area (VFSCMA). Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Virginia Foothills community character as described in the Southeast Truckee Meadows Vision and Character Statement.

Policies

- SETM.5.1 The impacts from proposed changes in the areas bordering Virginia Foothills should be considered when reviewing any changes to current land usage or development standards in these areas.
- North – Undeveloped land in Reno
 East – The RCMA and the Storey County Line
 South – Undeveloped land south of SR 341 in the Toll Road area.
 West – Curti and Damonte Ranch developments in Reno.
- SETM.5.2 Opportunities for enhancement and/or impacts to the areas natural, recreational and scenic resources are to be considered when reviewing any changes to current land use.
- a. Virginia Foothills Park.
 - b. Floodplains
 - c. Steep slopes of the Virginia Range
 - d. Ridge lines of the Virginia Range
 - e. Wildlife habitat: Horses, waterfowl, birds, golden eagles, coyote and bob cat
 - f. Interconnected trail system

- SETM.5.3 Proposals for any additional commercial or industrial land use in the Virginia Foothills Character Management Area will not be considered.
- SETM.5.4 Require streetscape design with all new development along Western Skies Road. Landscaping amenities will include plantings of large specimen deciduous and evergreen trees along both sides of the road and an asphalt trail, meandering behind the trees to provide safe walking access. In order to better control traffic flow, no residential driveways with direct access are allowed.
- SETM.5.5 Future arterials or highways should not be routed through the Virginia Foothills community.
- SETM.5.6 New residential dwellings, rebuilds and remodels, within established neighborhoods shall not erect two (2) story structures which exceed thirty-five (35) feet in height as measured by the Uniform Building Code (UBC) and Section 110.902.15, Definitions, of the Washoe County Development Code.
- SETM.5.7 The portion of the 120kV electrical transmission line adjacent to Brown Elementary School shall be a considered a high priority for undergrounding by Sierra Pacific Power Company.

Photo 12: Transmission Line Located Adjacent to Brown Elementary School



- SETM.5.8 The 120kV electrical transmission line adjacent to Brown Elementary School that approximately follows Western Skies Road along the western edge of the planning area, shall not be considered for an increase in transmission level.
- SETM.5.9 Washoe County Public Works will cooperate with the residents of the area to install additional speed control signage or structural devices that will enhance neighborhood safety.
- SETM.5.10 The intersection of Western Skies Drive and SR 341 should be limited to truck traffic only.
- SETM.5.11 Washoe County Public Works will work with the Nevada Department of Transportation to improve pedestrian safety along SR 341 between Toll Road and Rim Rock Drive by constructing a landscaped pedestrian path on the north

side of the highway and placing “dark-sky” standard lighting where residential streets intersect the highway.

- SETM.5.12 The standards established in Goal five will be implemented through tentative map conditions, improvements plans, or deed restrictions as appropriate. Washoe County staff shall establish the implementation measures as conditions of tentative map approval.

Goal Six: Toll Road Character Management Area (TRSCMA). Establish a land use pattern, site development guidelines, and architectural guidelines that will implement and preserve the Toll Road community character as described in the Southeast Truckee Meadows Vision and Character Statement.

Policies

- SETM.6.1 Opportunities for enhancement and/or impacts to the areas natural, recreational and scenic resources are to be considered when reviewing any changes to current land use.
- a. Cottonwood Park
 - b. Bailey Creek
 - c. Wetlands/floodplains
 - d. Steep slopes of the Virginia Range
 - e. Ridges and canyons of the Virginia Range
 - f. Wildlife habitat: Horses, waterfowl, birds, golden eagles, coyote and bob cat
 - g. Interconnected trail system
- SETM.6.2 Preserve certain BLM parcels for their value as natural open space to protect wildlife, native vegetation and provide sites for passive recreation and trailheads (see Recreational Opportunities Map).
- SETM.6.3 Maintain adequate pedestrian/equestrian access to BLM parcels that will remain in public ownership.
- SETM.6.4 Construct a dirt trail to the top of the BLM hill that is located at the West end of Big Smokey Drive (APN's 1715001 & 1720001).
- SETM.6.5 The Washoe County Department of Parks and Open Space will work with the Bureau of Land Management to acquire two undeveloped federal parcels (APN # 1721105 & 1721107) for open space, trails and trailheads.
- SETM.6.6 The Washoe County Department of Parks and Open Space will work with the Washoe County School District on the feasibility of preserving a 10 acre undeveloped parcel on Big Smokey (APN # 1721104) for open space, trails and trailheads.
- SETM.6.7 The two undeveloped public properties on the southeast and southwest corners of Toll Road and SR 341 should be analyzed as a site of a future bus stop/shelter and park/ride that would incorporate landscaping and educational material on the Comstock Highway (SR 341).
- SETM.6.8 Designate a dirt path on the East side of Toll Road, from Kivett Lane South, for equestrian use.

Photo 13: Toll Road with Adjacent Paved Pathway



SETM.6.9 Washoe County Roads Department will repair and maintain the dirt portion of “Old Toll Road” up to the Storey County boundary as an emergency access for the area.

Photo 14: Dirt Portion of Toll Road



- SETM.6.10 Washoe County Roads Department will work to acquire right-of-way for an emergency connection from the Toll Road area to the Rhodes Road/Andrews Lane area, and an emergency connection heading east from the Rhyolite Drive area.
- SETM.6.11 Preservation of Bailey Creek's natural course is an important asset to the community for floodwater conveyance and linear open space. The Department of Community Development shall require all new adjacent development to dedicate a linear open space easement on both sides of the creek.
- SETM.6.12 Roadway culverts that pass runoff from the numerous unnamed drainage ways in the area will all be adequately sized and routinely maintained by Washoe County.
- SETM.6.13 Proposals for any additional commercial or industrial land use in the Toll Road Character Management area will not be considered.

Transportation

Goal Seven: The regional and local transportation system in the Southeast Truckee Meadows planning area will be a safe, efficient, environmentally sound, multi-modal system providing access to commercial services, private property, recreational opportunities and connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the Southeast Truckee Meadows Vision and Character Statement.

Policies

- SETM.7.1 The Washoe County Regional Transportation Commission (RTC) sets Levels of Service (LOS) on regional roads. Washoe County will advocate for the RTC to establish policy LOS "C" for all regional roads in the Southeast Truckee Meadows planning area.
- SETM.7.2 All development proposals must demonstrate how the established LOS on local transportation facilities will be maintained to include economic contribution or development of alternative transportation modes. (Refer to the Washoe County "Land Use and Transportation Element" for LOS standards).
- SETM.7.3 Washoe County will work with the RTC and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies SETM.7.1 and SETM.7.2.
- SETM.7.4 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan and supported in the SETM Streets and Highways System Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- SETM.7.5 Washoe County will ensure that the details of all new road construction that implement the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- SETM.7.6 Washoe County Parks and Open Space Department will ensure that the design of all proposed trails identified on the Recreational Opportunities Map will provide for safe intersections with roadways.
- SETM.7.7 Transportation system proposals that may impact areas designated as "Open Space" or "Parks" on the Southeast Truckee Meadows Regulatory Zone map must adhere to the document "Guidelines for Proposed Transportation Systems within Washoe County Parks and Open Space Areas" (Approved by the County Commission on 8/14/2001).

- SETM.7.8 Washoe County will be an advocate for the establishment of public transit services to and within the Southeast Truckee Meadows planning area.
- SETM.7.9 Future development plans in any commercial or residential district of Medium Density Suburban intensity or greater must consider, and be consistent with, future or existing multi-modal opportunities, including transit services in the Southeast Truckee Meadows planning area. Applications for Site Plans and Tentative Maps in these areas will specify the proposed response to this issue.
- SETM.7.10 Improvements listed in the Regional Transportation Commission's Bikeways Plan for the SETM shall be incorporated into the Washoe County Capital Improvements Program when a funding source is available. The bikeway plan will be integrated with the local and regional trails system and provide access to recreational opportunities, and public spaces such as schools and commercial areas. [See Recreational Opportunities Plan map]
- SETM.7.11 The Washoe County Capital Improvement Program shall include the improvement and paving of any county dirt roads with prior agreement of the majority of property owners on the road.

Photo 15: Unpaved Residential Streets Located off of Toll Road



- SETM.7.12 Washoe County will cooperate with Storey County and other interested organizations, businesses and individuals to apply for state "Scenic Highway" status for SR 341.

Scenic/Recreational/Cultural Resources

Goal Eight: Maintain open vistas and minimize the visual impact of hillside development.

Policies

- SETM.8.1 Washoe County will require the underground placement of new electrical transmission lines (60kV or greater) within the Hidden Valley/Virginia Foothills/Toll Road Suburban Character Management Areas. Utility transmission facilities will be subject to a Special Use Permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.

- SETM.8.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with standards for grading that minimize the visual impact of all residential and non-residential hillside development.
- SETM.8.3 The grading design standards referred to in Policy SETM.8.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- SETM.8.4 Washoe County will support the acquisition/dedication of private land with prominent ridgelines, rock outcroppings, canyons and the steeper sloped portions of the Virginia Range in order to preserve the scenic backdrop to the area and provide for wildlife habitat and recreational opportunities.
- SETM.8.5 Reflective or shiny building materials will not be allowed on structures that would be visible from the greater Truckee Meadows. Washoe County will work with Storey County on cooperatively implementing this policy.
- SETM.8.6 New water storage tanks will be sited on hillsides in such a way as to be shielded from view by the natural topography as much as possible and will not be located within areas designated as Open Space or near trails.

Photo 16: Water Tank Placement



Water Tank Located at Virginia Foothills



Water Tank Located in Galena

Goal Nine: Public and private development will respect the value of cultural and historic resources in the community.

Policies

- SETM.9.1 Prior to the approval of master plan amendments, tentative subdivision maps, or public-initiated capital improvements in the Southeast Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and can require that an archaeological investigation be conducted.
- SETM.9.2 Washoe County will cooperate and participate with Tribes and State, Federal agencies in the planning and conservation activities of those agencies related to cultural and historic resources.
- SETM.9.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.

SETM.9.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.

Goal Ten: The Southeast Truckee Meadows planning area will contain an extensive system of trails that integrates with trails in adjacent jurisdictions, recreational facilities, the Regional Trail System, public lands and schools, and transit facilities; and contributes to the preservation and implementation of the community character.

Policies

- SETM.10.1 Updates to the Parks District Master Plan for the Southeast Truckee Meadows planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- SETM.10.2 New trails will be designed to accommodate primarily pedestrian and bicycle traffic and equestrian when appropriate, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- SETM.10.3 Trails that provide links to the facilities listed in Goal 10 should receive priority for funding, planning, and construction.
- SETM.10.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Map that do not require parking facilities.
- SETM.10.5 As new development occurs in the Southeast Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.
- SETM.10.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open Space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Southeast Truckee Meadows planning area or connect existing trails or otherwise implement Goal 10.
- SETM.10.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.
- SETM.10.8 Development projects located adjacent to or in the Huffaker Hills/Rattlesnake Mountain area must contribute to and not conflict with the implementation of this area as a regional park.
- SETM.10.9 The Washoe County Department of Regional Parks and Open Space shall plan for an "Eastern Skyline Trail" that will run from Hidden Valley in the north to SR 341 in the south along the higher elevations of the Virginia Range.
- SETM.10.10 The Washoe County Department of Regional Parks and Open Space shall coordinate with Reno in an effort to construct a continuous multi-purpose trail from Toll Road traveling north to link up with Hidden Valley. The trail will pass through both, unincorporated county and the City of Reno and link parks, schools, open space and residential areas along the way. The trail will be

physically separated from motorized vehicular traffic by open space or a barrier that is either within the roads right-of-way or an independent right-of-way.

Natural Resources

Air Resources

Goal Eleven: The Southeast Truckee Meadows planning area will maintain or exceed federal, state and local air quality standards for carbon monoxide, carbon dioxide, ambient particulates (pm10 & 2.5) and ozone. Man-made pollutants will not obstruct the vistas of the surrounding ridges and more distant mountain ranges.

Policies

- SETM.11.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the Southeast Truckee Meadows planning area.
- SETM.11.2 Development in the Southeast Truckee Meadows area will comply with all local, state and federal standards regarding air quality.
- SETM.11.3 The granting of new Special Use permits and review of existing permits in the Southeast Truckee Meadows must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.
- SETM.11.4 All aggregate operators within the planning area will assist the Air Quality Division of the Washoe County Department of Health in implementing existing ordinances dealing with air quality and reduction of particulate matter by requiring trucks leaving their property to either tarp or wet their loads.
- SETM.11.5 Soils disturbed through the development process and left untreated for more than 30 days shall be re-vegetated or treated in a manner to prevent the blowing of soil from the site by wind or the movement of soil by precipitation. Drought tolerant/fire resistant plant species should be used where appropriate.

Land Resources

Goal Twelve: The built environment will minimize the destructive potential of any identified geological hazard.

Policies

- SETM.12.1 Development proposals, with the exception of single-family homes and uses accessory to single-family homes, within the Southeast Truckee Meadows planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
 - Provide adequate setbacks from potentially active faults or other hazards.
 - Minimize erosion potential.
- SETM.12.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SETM.12.1.

Goal Thirteen: Public and private development will respect the value of wildlife and wildlife habitat to the community.

Policies

- SETM.13.1 Prior to the approval of master plan amendments, tentative subdivision maps, or public initiated capital improvements in the Southeast Truckee Meadows planning area, the County Natural Resources Planner and the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- SETM.13.2 Washoe County will collaborate with the City of Reno, the Steamboat Creek Restoration Committee, Washoe/Storey Conservation District and other interested groups and agencies in restoration efforts along Steamboat Creek in both the city and unincorporated County.

Photo 17: Steamboat Creek, Hidden Valley



- SETM.13.3 Washoe County will participate in and support efforts to establish public “Watchable Wildlife Areas” at appropriate locations along Steamboat Creek, Alexander Lake or other viable locations within the planning area.
- SETM.13.4 To provide water for local wildlife Washoe County will work with the City of Reno in-order to preserve corridors from the Virginia Range to Steamboat Creek that will allow wildlife to reach water at various sections along the Creek.

Goal Fourteen: Mining, including aggregate operations, in the Southeast Truckee Meadows planning area will be compatible with existing residential, recreational and educational uses.

Policies

- SETM.14.1 Mining activities in the Southeast Truckee Meadows must be adequately screened and/or buffered from residential, recreational and educational land uses and from roadways designated as arterials or highways on the Southeast Truckee Meadows Streets and Highways Map.
- SETM.14.2 Proposals for any new mining activities or review of existing activities permits will be subject to a Public Health Impact Review, to be conducted jointly by Community Development staff and Washoe County District Health Department Staff. The specific content and methodology of the Impact Review will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

Water Resources – Flooding

Goal Fifteen: Personal and economic losses associated with flooding will be minimized. Development in the Southeast Truckee Meadows planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.

Policies

- SETM.15.1 Development within the Southeast Truckee Meadows will conform to Regional Water Plan Policy 3.1.b, “Flood Plain Storage within the Truckee River Watershed”, as well as locally specific flood control requirements as adopted by Washoe County.
- SETM.15.2 Development within the Southeast Truckee Meadows will conform to Regional Water Plan Policy 3.1.g, “Management Strategies for Slopes Greater than 15 Percent,” as well as locally specific erosion control requirements as adopted by Washoe County.

Water Resources – Supply

Goal Sixteen: The Truckee Meadows Hydrographic Basin is a designated groundwater basin and a decreed surface water system. Water resources will be supplied to land uses in the Southeast Truckee Meadows planning area according to the best principles/practices of sustainable resource development.

Policies

- SETM.16.1 New development shall comply with Regional Water Plan Policy 2.1.a: “Effluent Reuse – Efficient Use of Water Resources and Water Rights”.
- SETM.16.2 Development proposals must be consistent with Regional Water Plan Policies 1.3.d, “Water Resources and Land Use”, and 1.3.e, “Water Resource Commitments”.
- SETM.16.3 The creation of parcels and lots in the Southeast Truckee Meadows planning area shall require the dedication of water rights to Washoe County in quantities that are consistent with the water use standards set by the State Engineer and/or Washoe County.

- SETM.16.4 In the Southeast Truckee Meadows planning area, dedication of water rights to Washoe County at the time of building permit approval or final map recordation is required.
- SETM.16.5 In cooperation with the Washoe County Department of Water Resources, the Department of Community Development will provide an annual report on the implementation of all water related policies in this plan.

Water Resources – Quality

Goal Seventeen: The quality of water in the Truckee River Hydrographic Basins will be protected from degradation resulting from human activities.

Policies

- SETM.17.1 The Washoe County Department of Water Resources will continue to maintain and implement a Wellhead Protection Plan for Washoe County’s municipal well facilities in the Southeast Truckee Meadows, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- SETM.17.2 The reuse, recharge or storage of reclaimed water within the Southeast Truckee Meadows will comply with all State and local provisions for the protection of groundwater quality.

Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.

Policies

- SETM.18.1 All development will meet or exceed the standards for wetland development and impact established by State and Federal agencies responsible for wetlands management.
- SETM.18.2 Washoe County will work with other local jurisdictions and natural resource agencies to study the merit of using reclaimed water to establish and maintain wetland areas.
- SETM.18.3 Development proposals that impact any area designated “potential wetlands” on the Southeast Truckee Meadows Development Suitability Map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.

Water Resources – Service/Wastewater

Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the Southeast Truckee Meadows Vision and Character Statement.

Policies

- SETM.19.1 Tentative subdivision maps will not be approved for any development until the water resource and infrastructure needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.

Plan Maintenance

Goal Twenty: Amendments to the Southeast Truckee Meadows Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Southeast Truckee Meadows Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.

Policies

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.

SETM.20.2 For any amendment that proposes to

- Revise the Vision and Character statement;
- Revise Goal One or its associated policies;

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the Southeast Truckee Meadows Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal meets all of the applicable policies of the Southeast Truckee Meadows Area Plan.

SETM.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for Southeast Truckee Meadows by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- b. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southeast Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.

- c. For amendments that propose new or intensified commercial land use, the scale of the intended use has been shown to be compatible with the applicable "Character Statement" for that area.
- d. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the Southeast Truckee Meadows Area Plan, as established under Goal One.
- e. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Southeast Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.
- f. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- g. Washoe County will work to ensure that the long range plans of facilities providers for transportation, water resources, schools and parks reflect the policy growth level established in Policy 1.2.
- h. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.

SETM.20.4 For proposals to establish or intensify commercial land uses, a market analysis has been conducted that clearly articulates the anticipated trade area, provides convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrates the scale of the intended use to be compatible with the applicable "Character Statement" for that area.

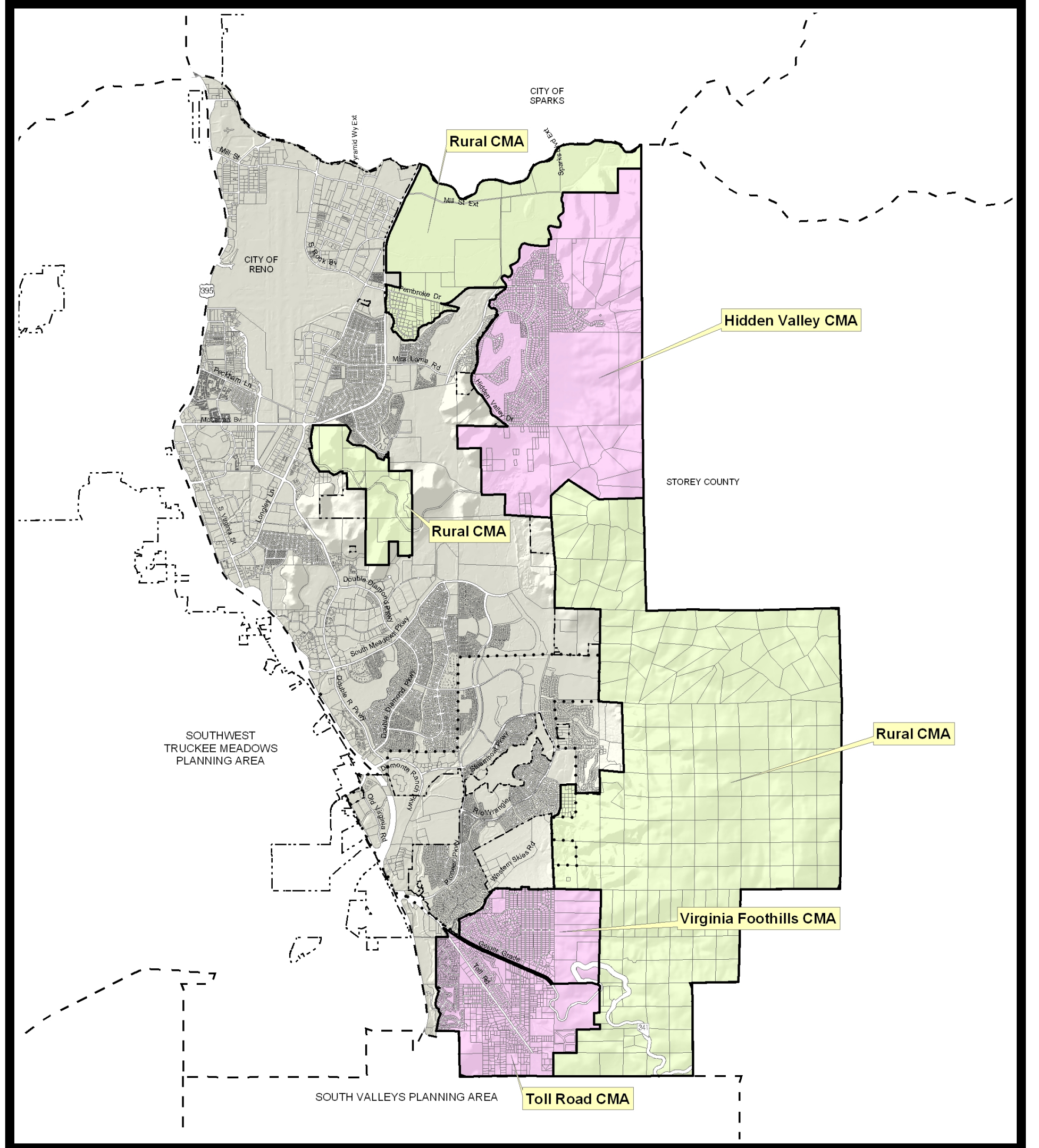
SETM.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 18 months from the date of adoption.

Appendix A - Maps

Contents

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Streets and Highways System Plan	A-13

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SOUTHEAST CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT PLAN
- RURAL CHARACTER MANAGEMENT PLAN

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

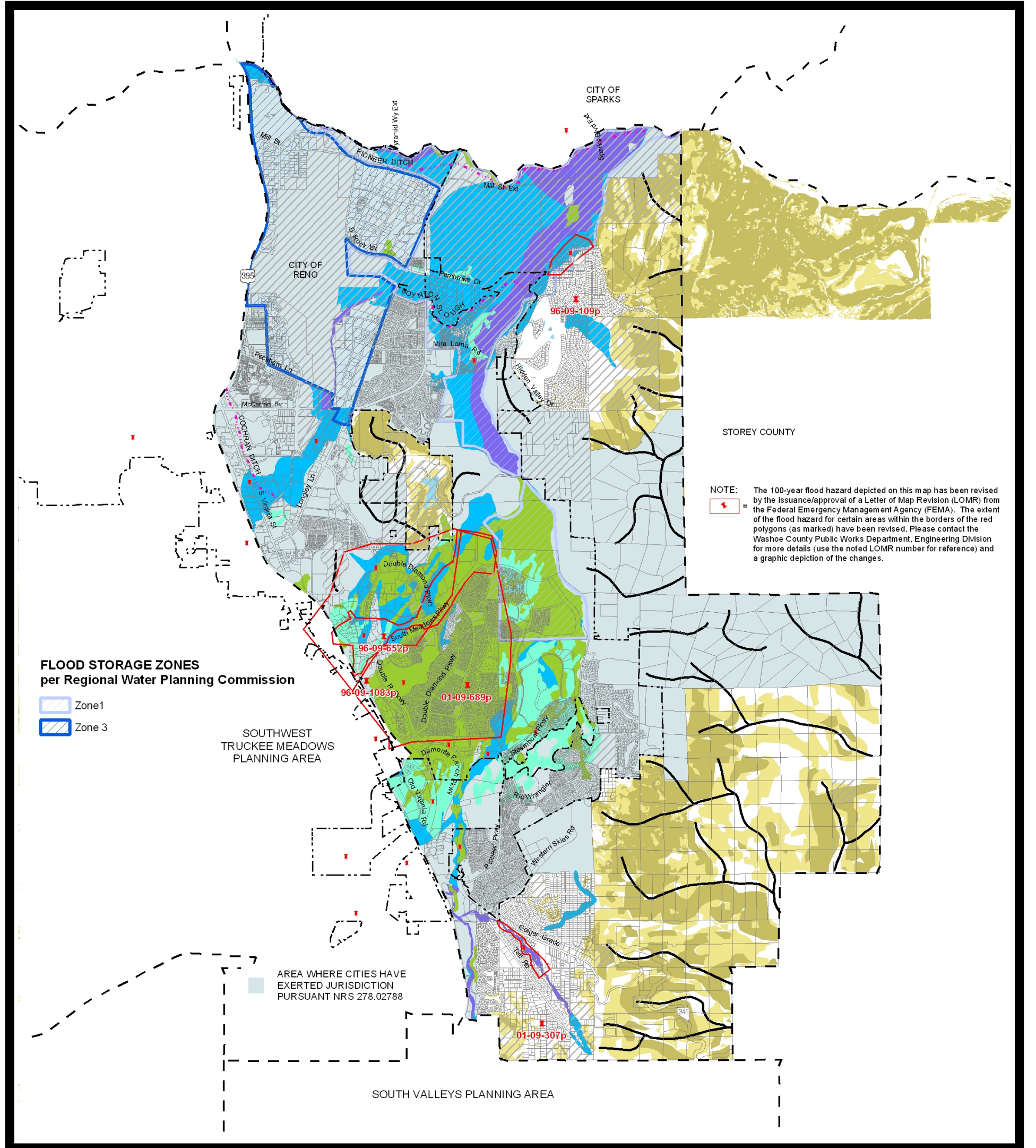


Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

WCPC ADOPTION DATE: August 4, 2009
BCC ADOPTION DATE: September 8, 2009
RPC ADOPTION DATE: March 10, 2010

HORIZON YEAR 2025

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SOUTHEAST DEVELOPMENT SUITABILITY

- RIDGE LINES TO BE PROTECTED
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- FLOODWAY AREA
- 100-YEAR FLOOD HAZARD
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- PUBLIC LAND
- MOST SUITABLE
- WATER BODIES
- DITCHES

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Department of
Community Development

WASHOE COUNTY
NEVADA

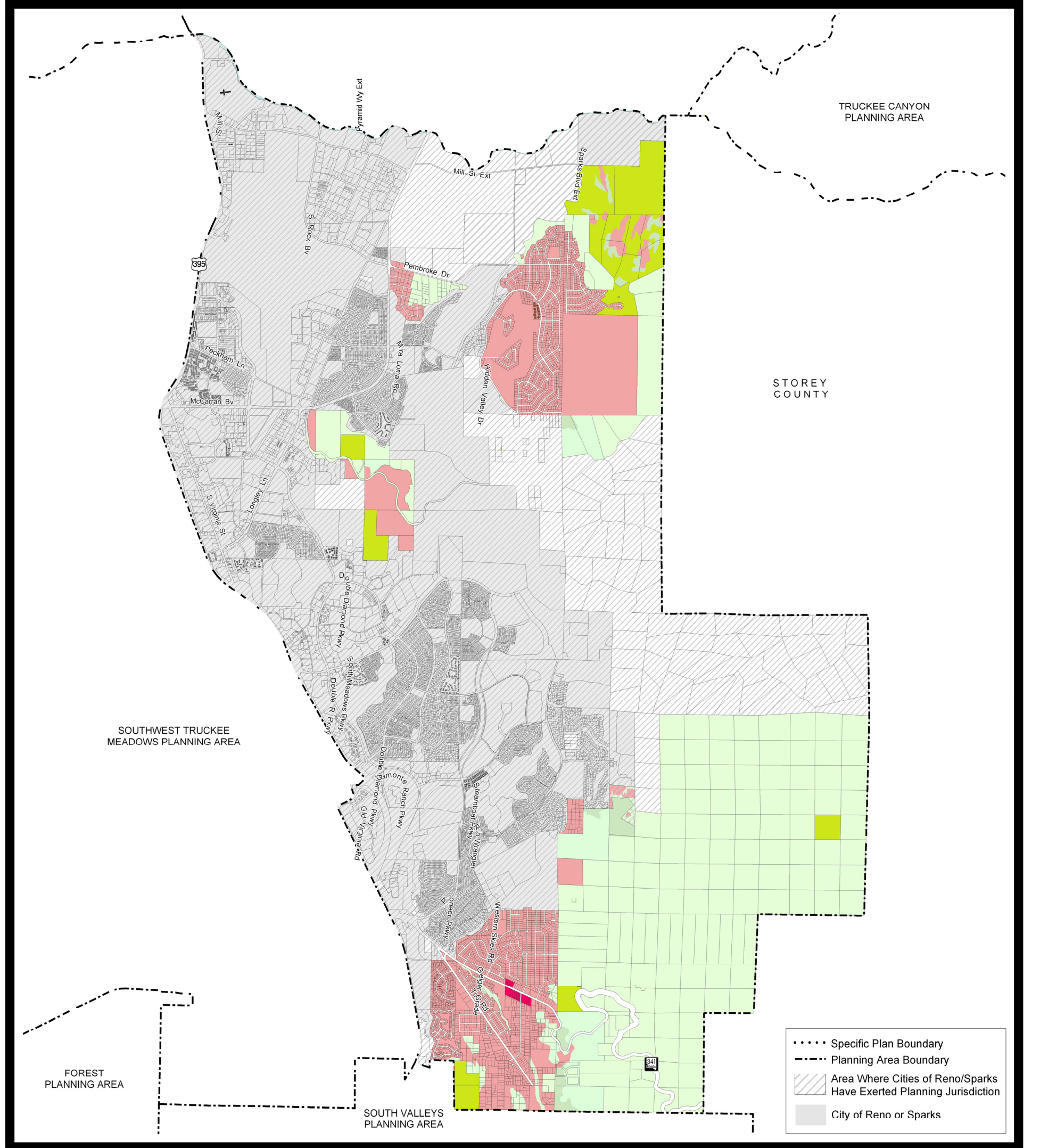
Post Office Box 11130
Reno, Nevada 89520

(775) 328-3600

SOURCE: COMMUNITY SERVICES

WCPC ADOPTION DATE: August 4, 2009
BCC ADOPTION DATE: September 8, 2009
RPC ADOPTION DATE: March 10, 2010

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SOUTHEAST MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

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CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

DATE _____ DIRECTOR _____

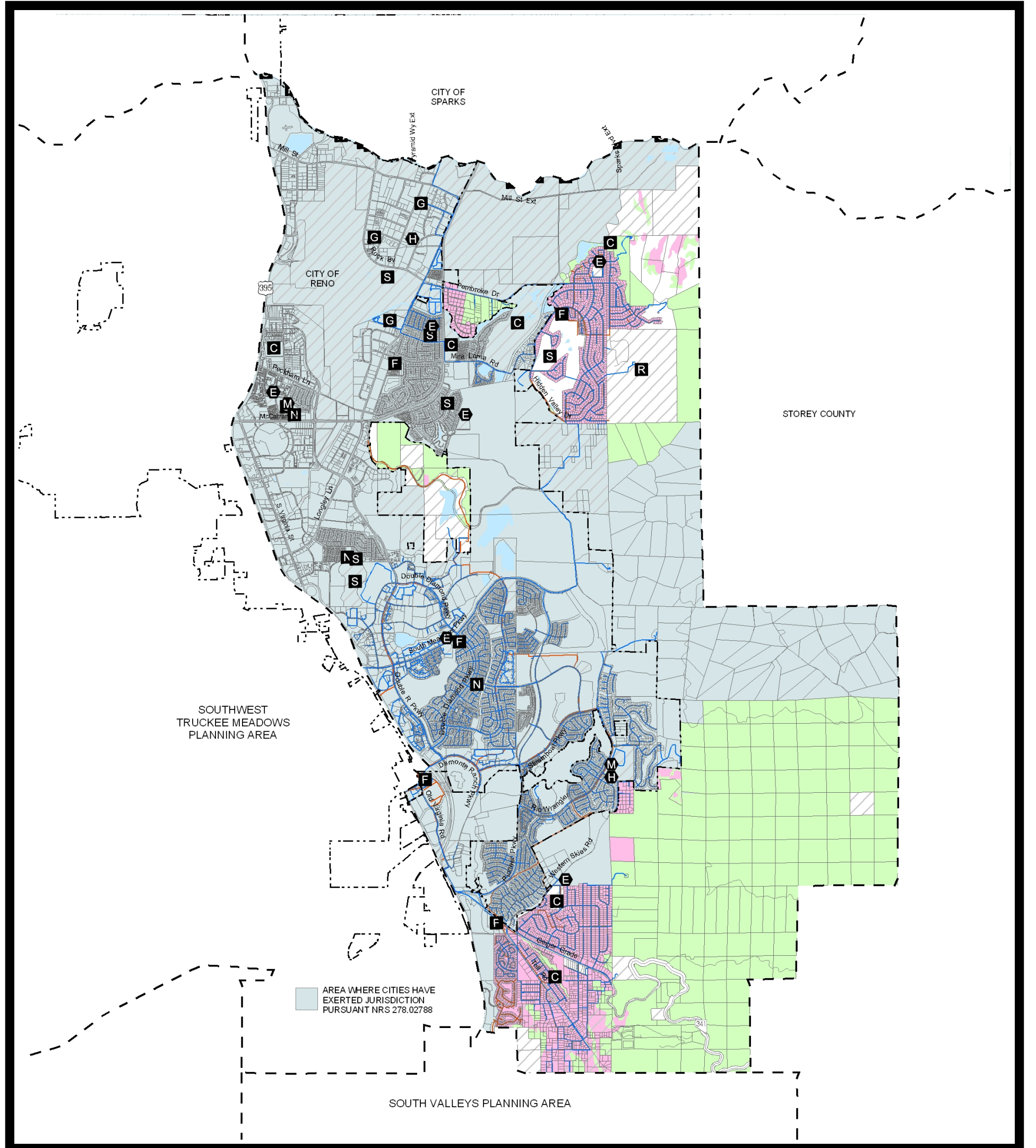


WASHOE COUNTY
NEVADA

Post Office Box 11130
Reno, Nevada 89520 (775) 328-3600

PC Date: April 5, 2011
BCC Date: May 10, 2010
RPC Date: July 13, 2011

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SOUTHEAST PUBLIC SERVICES & FACILITIES PLAN

PUBLIC SERVICES

- SUBURBAN COMMUNITY WATER AND SANITARY SEWER SERVICE AREA
- RURAL SERVICE AREA (NOT PLANNED FOR COMMUNITY WATER AND SANITARY SEWER)
- COMMUNITY WATER LINES
- COMMUNITY SANITARY SEWER LINES
- PUBLIC LAND

PUBLIC FACILITIES (Existing)

- F** FIRE STATION
- E** SCHOOL (E-Elementary, M-Middle, H-High)
- G** GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
- C** PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please also refer to the adopted Park District Master Plans.

WCPC ADOPTION DATE: August 4, 2009
 BCC ADOPTION DATE: September 8, 2009
 RPC ADOPTION DATE: March 10, 2010

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



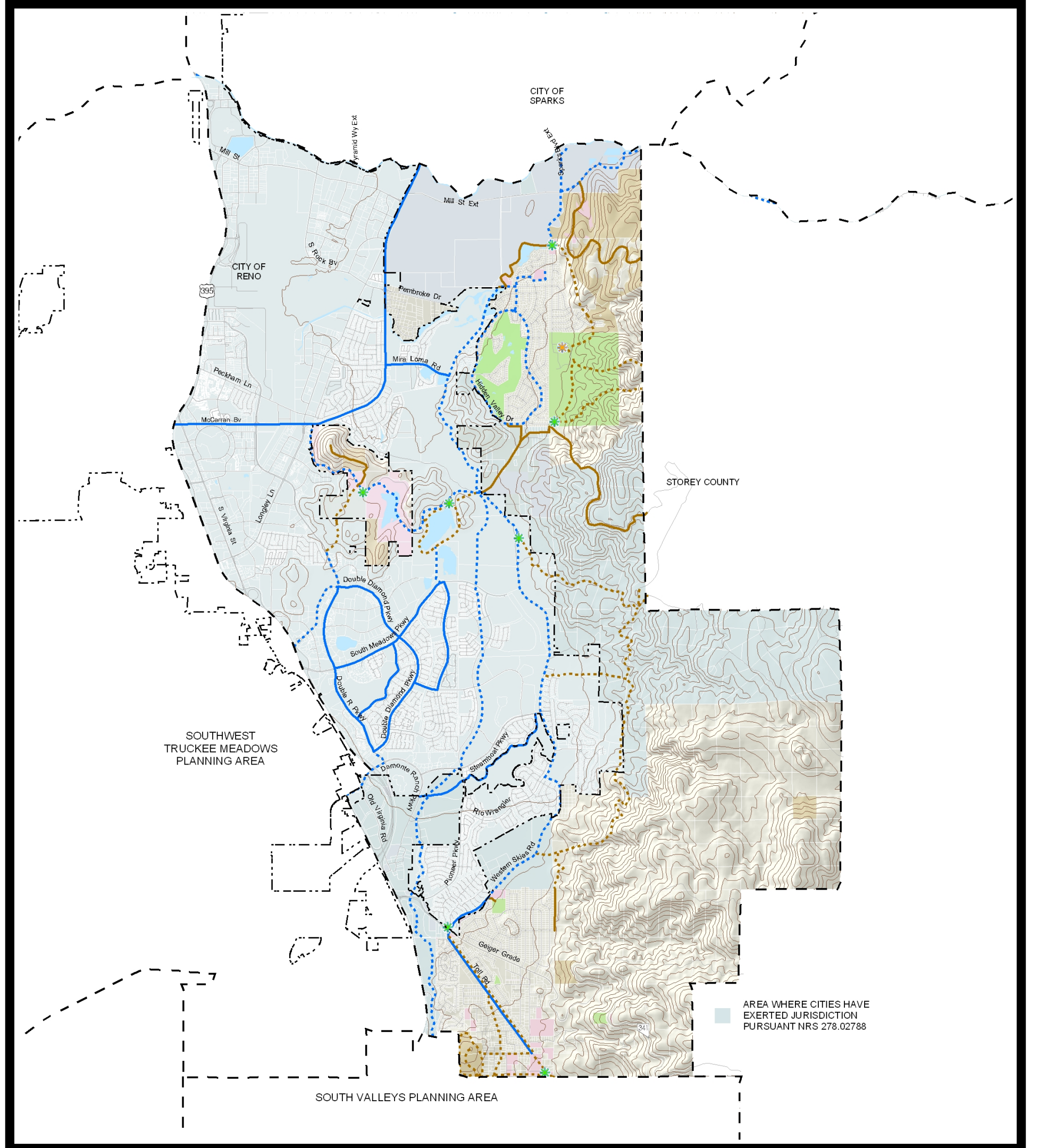
SOURCE: COMMUNITY SERVICES



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SOUTHEAST RECREATIONAL OPPORTUNITIES PLAN

- RECREATIONAL AREAS
- OPEN SPACE, PUBLIC
- PUBLIC LANDS
- WATER BODY
- PLAYA
- CONTOUR LINES, 100 FT INTERVAL

- | Existing | Proposed | |
|--|--|--|
| | | TRAIL HEAD |
| E | E | SCHOOL
(E-Elementary, M-Middle, H-High) |
| | | TRAIL
Bike / Pedestrian |
| | | TRAIL
Multipurpose |
- Please refer to the adopted Park District Master Plans.

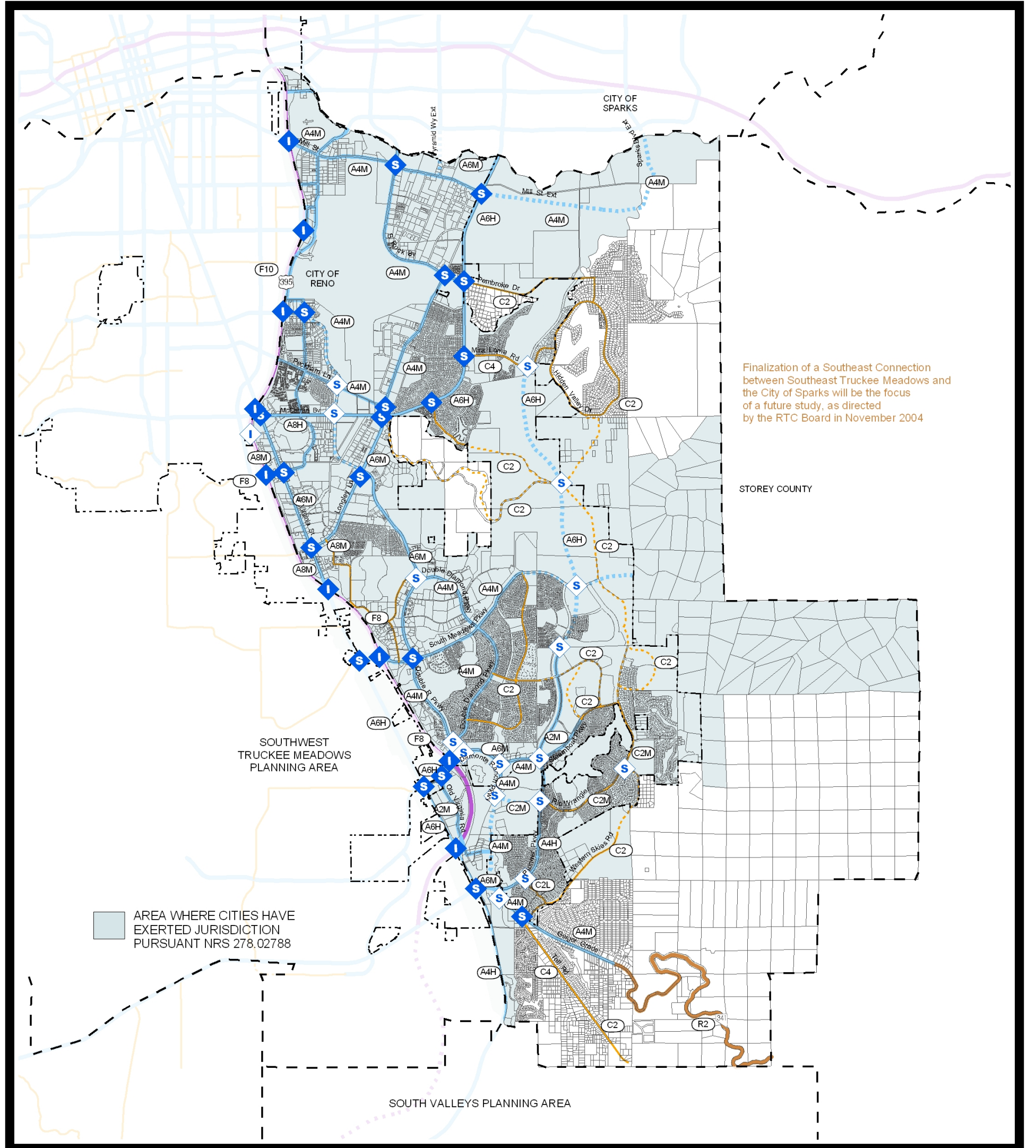
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SOUTHEAST STREETS AND HIGHWAYS SYSTEM PLAN

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YEAR 2030 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION

BCC ADOPTION DATE: August 4, 2009
PC ADOPTION DATE: September 8, 2009
RPC ADOPTION DATE: March 10, 2010

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