



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: September 22, 2020

DATE: Aug 21, 2020

TO: Board of County Commissioners

FROM: Dan Cahalane, Planning and Building Division,
Chris Bronczyk, Planning and Building Division
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THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
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SUBJECT: Public Hearing: Possible adoption of a resolution adopting Master Plan Amendment Case Number WMPA20-0004 (Land Use and Transportation Element Amendment) which amends the Washoe County Master Plan, Land Use and Transportation Element, to conform to the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language including:

1. Language identifying how Washoe County will be limiting development outside of the Truckee Meadows Service Area (TMSA) to 2% of the cumulative development.
2. 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 outside of an approved Rural Development Area (RDA).
3. Language acknowledging the Regional Land Designations and Priority Hierarchy for Development.
4. Language referencing the Regional Land Designations density requirements, as each designation allows a different level of density in order to direct growth effectively.

If approved, authorize the Chair to sign the resolution to that effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan. (All Commission Districts.)

SUMMARY

If adopted, the master plan amendment would amend the Washoe County Master Plan Land Use & Transportation Element.

Washoe County Strategic Objective supported by this item: Safe, Secure and Healthy Communities

AGENDA ITEM # _____

PREVIOUS ACTION

On August 4, 2020, the Washoe County Planning Commission heard the master plan request in question and unanimously recommended adoption of this amendment.

On July 22, 2020, a public workshop was held through Zoom for this application and there were no questions concerning the amendment.

BACKGROUND

After the adoption of the 2019 Truckee Meadows Regional Plan (TMRP) on October 10, 2019, the Truckee Meadows Regional Planning Agency (TMRPA) staff identified specific policies that were not included in the Washoe County Master Plan Elements. Washoe County staff was asked to update the Washoe County Master Plan Elements to support the 2019 TMRP policies. Washoe County staff is beginning a major update of the Washoe County Master Plan, however TMRPA staff identified specific policies that they requested to be updated in the short term. The policies were in the various master plan elements and this amendment is only updating the Land Use and Transportation Element. Many of the policies in the Land Use and Transportation Element are outdated and will be update during the more comprehensive upcoming Washoe County Master Plan update.

FISCAL IMPACT

No fiscal impact

RECOMMENDATION

It is recommended that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA20-0004 (Land Use and Transportation Element Amendment) which amends the Washoe County Master Plan, Land Use and Transportation Element, to conform to the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language including:

1. Language identifying how Washoe County will be limiting development outside of the Truckee Meadows Service Area (TMSA) to 2% of the cumulative development.
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4. Language referencing the Regional Land Designations density requirements, as each designation allows a different level of density in order to direct growth effectively.

And if approved, authorize the Chair to sign the resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.

POSSIBLE MOTION

Should the Board agree with staff's recommendation, a possible motion would be:

“Move that the Board of County Commissioners conduct a public hearing and adopt a resolution adopting Master Plan Amendment Case Number WMPA20-0004 (Land Use and Transportation Element Amendment) which amends the Washoe County Master Plan, Land Use and Transportation Element, to conform to the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language including:

1. Language identifying how Washoe County will be limiting development outside of the Truckee Meadows Service Area (TMSA) to 2% of the cumulative development.
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If approved, authorize the Chair to sign the resolution to this effect.

Final approval is subject to a finding of conformance with the Truckee Meadows Regional Plan.”

- Attachments:
- A. BCC Resolution Adopting Master Plan WMPA20-0004 (Land Use and Transportation Element)
 - B. Planning Commission Signed Resolution Adopting Master Plan Amendment Case Number WMPA20-0004
 - C. Planning Commission Staff Report for WMP20-0004
 - D. Planning Commission Draft Minutes for August 4, 2020 Meeting