



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: September 22, 2020

DATE: August 21, 2020

TO: Board of County Commissioners

FROM: Julee Olander, Planning and Building Division, Community Services Department, 775.328.3627, jolander@washoecounty.us

THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning & Building Division, Community Services Department, 328-3619, mhauenstein@washoecounty.us

SUBJECT: Public Hearing: Possible adoption of resolution adopting Master Plan Amendment Case Number WMPA20-0005 (Public Services & Facilities Element) which amends the Washoe County Master Plan, Public Services and Facilities Element, to conform to the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language referencing the List of Facilities & 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 Truckee Meadows Service Area (TMSA) to the Rural Area (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. The TMSA is the area within the county where municipal services such as water and sanitary sewer are available for developments to use, thus allowing denser development. The RA, by contrast, is outside of the TMSA and is the area within the County where municipal services such as water and sanitary sewer are not available for developments to use, thus allowing less dense development.

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 Public Services & Facilities 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 Public Services and Facilities Element. Many of the policies in the Public Services and Facilities 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 WMPA20-0005 (Public Services and Facilities Element) which amends the Washoe County Master Plan, Public Services and Facilities Element to conform to the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language referencing the List of Facilities & 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. The TMSA is the area within the county where municipal services such as water and sanitary sewer are available for development to use, thus allowing denser development. The RA, by contrast, is outside of the TMSA and is the area within the county where municipal services such as water and sanitary sewer are not available for development to use, thus allowing less dense development.

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 WMPA20-0005 (Public Services & Facilities Element) which amends the Washoe County Master Plan, Public Services and Facilities Element to conform to the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language referencing the List of Facilities & 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 Truckee Meadows Service Area (TMSA) to the Rural Area (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. The TMSA is the area within the county where municipal services such as water and sanitary sewer are available for development to use, thus allowing denser development. The RA, by contrast, is outside of the TMSA and is the area within the county where municipal services such as water and sanitary sewer are not available for development to use, thus allowing less dense development.

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.”

- Attachments:
- A. BCC Resolution Adopting Master Plan WMPA20-0005 (Public Services & Facilities Element)
 - B. Planning Commission Signed Resolution Adopting Master Plan Amendment Case Number WMPA20-0005
 - C. Planning Commission Staff Report for WMP20-0005
 - D. Planning Commission Minutes for August 4, 2020 Meeting