



Master Plan Amendment WMPA20-0005 Public Services & Facilities

***Board of County Commissioners
September 22, 2020***



Request

This is a request to amend the Public Services and Facilities Element a component of the Washoe County Master Plan for the purpose of bringing the Public Services and Facilities Element into conformance with the 2019 Truckee Meadows Regional Plan





Request

- The request is to update the Public Services and Facilities Element to address five short term policies identified by the TMRP staff.
- The 2019 TMRP policies that were identified are:
 1. Referencing the List of Services Standard table;
 2. Prioritize the hierarchy promotion of facilitates and services;
 3. Identify water and wastewater infrastructure;
 4. Acknowledging the Regional Water Management Plan; and
 5. Address the requirements for regional utility corridors and sites.



Background

- **The 2019 Truckee Meadows Regional Plan (TMRP) was adopted by the Truckee Meadows Regional Planning Agency (TMRPA) on October 10, 2019**
- **The Plan has new policies and the TMRPA staff identified policies that need to be updated and/or added**
- **There were 5 policies identified that needed to be included in the Public Services and Facilities Element**



Analysis

- The five new policies are proposed to be listed in the Introduction section of the element and are:

PSF.0.1 Comply with all applicable 2019 Truckee Meadows Regional Plan policies.

PSF.0.1.1 The 2019 Truckee Meadows Regional Plan List of Facilities and Services Standard table will be reviewed for any master plan amendments and for project of regional significance request.

PSF.0.1.2 Master plan amendments and project of regional significance request will prioritize the hierarchy for resources, service and infrastructure as address by the 2019 Truckee Meadows Regional Plan policies PF2 and RF2 and as outlined in NRS 278.0274.



Analysis

PSF.0.1.3 The 2019 Truckee Meadows Regional Plan policies for regional utility corridors must be acknowledged, promoted, and followed for any master plan amendments and for project of regional significance.

PSF.0.1.4 The 2019 Truckee Meadows Regional Plan policies for the Regional Water Management Plan (RWMP) will be reviewed and included for any master plan amendments and for projects of regional significance.

PSF.0.1.5 The 2019 Truckee Meadows Regional Plan policies for water and wastewater will be reviewed and will not 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.



Public Notice & Neighborhood Meeting

- **Notice was provided in the Reno Gazette Journal on September 11, 2020 10 days before the public hearing date as required by NRS and WCC**
- **A public workshop was held through Zoom on July 22, 2020 and there were no questions concerning the amendment**



Master Plan Amendment Findings

- 1. Consistency with Master Plan**
- 2. Compatible Land Uses**
- 3. Response to Changed Conditions**
- 4. Availability of Facilities**
- 5. Desired Pattern of Growth**

Staff was able to make the findings as detailed in the staff report.



Motion for MPA

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate proposed amendment and adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission and, if approved, authorize the chair to sign a resolution to this effect