



# WASHOE COUNTY

Integrity Communication Service

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## STAFF REPORT

BOARD MEETING DATE: January 12, 2021

**DATE:** December 10, 2020

**TO:** Board of County Commissioners

**FROM:** Julee Olander, Planner, Community Services Department  
775-328-3627, [jolander@washoecounty.us](mailto:jolander@washoecounty.us)

**THROUGH:** Mojra Hauenstein, Arch., Planner, Division Director, Planning &  
Building Community Services Dept., 328-3619,  
[mhauenstein@washoecounty.us](mailto:mhauenstein@washoecounty.us)

**SUBJECT:** Public Hearing: Second reading and adoption of an ordinance amending the Washoe County Code at Chapter 110 (Development Code), Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County, by removing all sections within the Article including: 434.00, Introduction; 434.05, Purpose; 434.10, Applicability; 434.15, Definitions; 434.20, Density; 434.25, Lot Adjacency; 434.30 Ridgelines; and 434.35 Earthquake Fault Areas.

And remove

Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement and remove all sections within the Article including: 822.00, Introduction; 822.05, Purpose; 822.10, Applicability; 822.15, Definitions; 822.20, Master Plan Policies and Goals, and Zoning Amendments Criteria; 822.25, Findings for Regional Form and Pattern including Open Space; 822.30, Findings for Housing; 822.35, Findings for Concurrency, Timing and Phasing of Infrastructure; 822.40, Findings for Public Service Levels and Fiscal Effect; and 822.45, Findings for Open Space, Resource Constraints and Cooperative Planning Considerations Not Elsewhere Addressed; and other matters necessarily connected therewith and pertaining thereto. (All Commission Districts.)

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### **SUMMARY**

To conduct a second reading and possibly adopt an ordinance amending Washoe County Code Chapter 110 to remove Articles 434 & 822.

Washoe County Strategic Objective supported by this item: Stewardship of our community.

AGENDA ITEM # \_\_\_\_\_

### **PREVIOUS ACTION**

On December 8, 2020, the Washoe County Board of Commissioners (Board) introduced and conducted a first reading of an ordinance amending Washoe County Code Chapter 110 to remove all sections within Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County and Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement.

On October 6, 2020, the Washoe County Planning Commission heard this item, initiated the code amendment, and voted unanimously to recommend approval of proposed development code amendment WDCA20-0003 to the Board of County Commissioners (see Attachment B).

On September 1, 2020, a public workshop was held through Zoom and there were four attendees. The discussion included the history of cooperative planning and the removal of cooperative planning from the development code.

### **BACKGROUND**

The code amendment will remove any requirements for cooperative planning in the Washoe County development code. The 2002 Truckee Meadows Regional Plan (TMRP) created cooperative planning areas, which were areas within the Truckee Meadows where more than one jurisdiction had an interest in the density, intensity, or character of development. Cooperative planning areas were created in response to the Regional Plan Settlement Agreement Case No. CV02-03469, which required local jurisdictions to collaborate on the creation of a cooperative planning process and associated development standards.

The 2012 TMRP continued identifying cooperative planning areas, however, the 2019 TMRP eliminated cooperative planning areas. The 2019 TMRP does allow for the possibility of cooperatively planning in the future in policy RC 4; however, the plan states, “the Plan currently does not have any areas designated in this way”.

### **FISCAL IMPACT**

No fiscal impact.

### **RECOMMENDATION**

It is recommended the Board of County Commissioners conduct a second reading and adopt an ordinance amending Washoe County Code Chapter 110 (Development Code) to remove all sections within Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County and Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement; and for other matters necessarily connected therewith and pertaining thereto.

It is further recommended that the Board affirm the four findings of fact that the Washoe County Planning Commission made on October 6, 2020, as recorded within Resolution Number 20-23 (Attachment B).

If adopted, the Ordinance will be effective on January 22, 2021.

**POSSIBLE MOTION**

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

“Move to adopt Ordinance Number (insert ordinance number as provided by the County Clerk) amending the Washoe County Code at Chapter 110 (Development Code), to remove all sections within Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County and Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement; and other matters necessarily connected therewith and pertaining thereto; and to affirm the four findings of fact that the Washoe County Planning Commission made on October 6, 2020, as recorded with Resolution Number 20-23 and attached to the staff report for this item.”

Attachments: A - Proposed Draft Ordinance  
B - Planning Commission Signed Resolution 20-23  
C - Planning Commission Staff Report for WDCA20-0003  
D - Planning Commission Draft Minutes for October 6, 2020 Meeting