



WASHOE COUNTY

Integrity Communication Service

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STAFF REPORT

BOARD MEETING DATE: January 12, 2021

DATE: October 28, 2020

TO: Board of County Commissioners

FROM: Roger Pelham, MPA, Senior Planner, Planning and Building Division,
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THROUGH: Mojra Hauenstein, Arch., Planner, Division Director, Planning &
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SUBJECT: Public Hearing: Second Reading and adoption of an ordinance amending
the Washoe County Code, Chapter 110 (Development Code), Article
412, Landscaping to:

- a. Clarify where the standards of Article 412 apply
 - b. Clarify the process for review of extenuating
circumstances for modification of standards
 - c. Clarify the requirements for landscaping plans
 - d. Require water conservation measures
 - e. Require preservation of Significant Trees
 - f. Provide for greater flexibility in design of civic and
commercial required landscaping
 - g. Clarify that durable materials are required for screening
fences
 - h. Update standards for numbers of required trees, shrubs
and ground cover
 - i. Provide standards for revegetation of disturbed areas
 - j. Update standards for financial assurances;
- and other matters necessarily connected therewith and pertaining thereto.
(All Commission Districts.)

SUMMARY

The Washoe County Commission will hold the second reading of, and possibly adopt, an ordinance amending the Washoe County Code at Chapter 110, Article 412, Landscaping, in order to:

- a. Clarify where the standards of Article 412 apply
- b. Clarify the process for review of extenuating circumstances for
modification of standards
- c. Clarify the requirements for landscaping plans
- d. Require water conservation measures
- e. Require preservation of Significant Trees

AGENDA ITEM # _____

- f. Provide for greater flexibility in design of civic and commercial required landscaping
- g. Clarify that durable materials are required for screening fences
- h. Update standards for numbers of required trees, shrubs and ground cover
- i. Provide standards for revegetation of disturbed areas
- j. Update standards for financial assurances.

Washoe County Strategic Objective supported by this item: Stewardship of Our Community

PREVIOUS ACTION

On December 8, 2020, the Washoe County Board of Commissioners introduced and conducted a first reading of this Development Code Amendment request (Bill Number 1850).

On October 6, 2020, the Washoe County Planning Commission adopted the proposed changes to Article 412, after having initiated the amendment in June.

On September 9, 2010, the Washoe County Commission last adopted minor amendments to Article 412, Landscaping of Washoe County Code (WCC) Chapter 110 (the Development Code), however there has not been a comprehensive review of this article since the Development Code was adopted in the early 1990s.

BACKGROUND

Technology and philosophies regarding landscaping, especially regarding requirements for groundcover and increasing compatibility between uses have changed in that time.

Staff has often been challenged by the public and development community regarding the outdated nature of standards in Article 412. For this reason, staff met with several members of the development community and professional landscape architects in order to identify those areas that are most in need of revision and brought a request for initiation of an amendment to the Planning Commission in June. The PC initiated an amendment. Staff then conducted a public meeting on July 14th. Several members of the public participated in the discussion and several more provided written comments. Most of the suggestions received from the public were outside of the topics that the Planning Commission authorized staff to consider during this update process. Public comments are included at Exhibit C to the Planning Commission Staff Report. Some suggested increasing the number of required trees, particularly in parking areas others suggested more stringent standards for bio-swales and sustainable practices.

This amendment, and the revised version of Article 412 attached, reflects the result of the meetings with interested members of the development community and incorporates suggestions from the public meeting, within those areas that the Planning Commission authorized staff to consider, during this update process.

FISCAL IMPACT

No fiscal impact.

RECOMMENDATION

It is recommended the Board of County Commissioners conduct a second reading and adopt an ordinance amending the Washoe County Code at Chapter 110, Article 412, Landscaping, in order to:

- a. Clarify where the standards of Article 412 apply
- b. Clarify the process for review of extenuating circumstances for modification of standards
- c. Clarify the requirements for landscaping plans
- d. Require water conservation measures
- e. Require preservation of Significant Trees
- f. Provide for greater flexibility in design of civic and commercial required landscaping
- g. Clarify that durable materials are required for screening fences
- h. Update standards for numbers of required trees, shrubs and ground cover
- i. Provide standards for revegetation of disturbed areas
- j. Update standards for financial assurances

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) with the findings of fact as approved by the Washoe County Planning Commission on October 6, 2020.”

Attachments: A. Draft BCC Ordinance
B. PC Action Order of 10/6/2020
C. PC Staff Report and Exhibits