

Problem-Based Learning – Stakeholders during Agency Review

For some background on process: before submitting an application for a project proposed within unincorporated Washoe County, a developer has a conversation with County staff to determine whether the project is allowed by right, is not allowed at all, or requires special permits that require a public hearing. Once the application is submitted, it is provided to a range of stakeholders and agencies for review and comment. This usually includes a wide variety of local, regional, state, and federal agencies. For larger-scale projects, staff will commonly organize what's called an "agency review" meeting, where Planning staff invites the appropriate agencies that need to be involved to review and provide feedback to the developer.

In processing an application, Planning staff reviews the project for compliance with various codes and considers all comments from stakeholder agencies and the public. After conducting a thorough analysis, the staff provides a recommendation to the deciding body (ex. Board of Adjustment) in the form of a staff report. If approval is recommended, it will include the conditions of approval intended to address or mitigate negative impacts.

A mock Agency Review meeting will be simulated during the June 17 Spanish Springs CAB meeting.

Public Comment

During the presentation, the facilitator will stop to take 1-2 questions about the process. At the end of the presentation, depending on the time left, questions from the audience will be answered.

Stakeholder Roles:

Below are the roles that individuals will play during this mock stakeholder discussion and agency review that you will witness today.

Washoe County Planning Staff (Kelly Mullin)

Responsible for:

- Reviewing the project application against adopted codes and policies
- Soliciting input from stakeholders, including agencies and the public
- Identifying if/how project impacts can be mitigated
- Making a recommendation to the deciding body

Developer / Automotive Company (Bradley Young)

Must persuade the commission to approve his proposed project. They present:

- Site plans
- Economic benefits
- Job projections
- Environmental mitigation plans

- How the project meets code requirements and why the required findings for approval can be met

Environmental Review and Engineering Teams (Dr. Jeremy Smith)

Examines:

- Emissions
- Soil and water protections
- Waste disposal
- Stormwater, grading, and drainage

Business and Economic Development Team (Brandon Partain)

Focuses on:

- Job creation
- Local supplier growth
- Increased retail demand
- City tax revenue

Transportation and Infrastructure Team (Renate York)

Studies:

- Road capacity
- Intersection improvements
- Truck routes
- Public transportation access

Community Residents (Shannon Martell)

Represent:

- Nearby neighborhoods
- Schools
- Homeowners Associations
- Building structure, will it blend in
- Any outdoor storage

Concerns may include:

- Traffic
- Property values
- Safety
- Noise
- Light