



Planning Commission Staff Report

Meeting Date: July 1, 2014

Agenda Item: 8A

Subject: **Initiate a Regulatory Zone Amendment**

Applicant: Washoe County Planning and Development Division

Summary: Initiating an amendment to the North Valleys Regulatory Zone map

Recommendation: Initiate a Regulatory Zone Amendment; Adopt and authorize the Chair to sign the attached resolution

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Description

Initiating an amendment to the North Valleys Regulatory Zone map in order to assign zoning on multiple properties resulting from the City of Reno's action to rollback these properties from the City of Reno's Sphere of Influence back to Washoe County's jurisdiction.

- Applicant: Washoe County Planning and Development Division
- Property Owners: Numerous
- Location: Grand View Terrace in the North Valleys Area Plan
- Parcel Size: ±330 acres
- Existing Master Plan Category: Suburban Residential
- Existing Regulatory Zone: Reno SOI
- Area Plans: North Valleys
- Citizen Advisory Boards: North Valleys
- Development Code: Article 821, Amendment of Regulatory Zone
- Commission Districts: 5 – Commissioner Weber
- Section/Township/Range: Sec 9 & 16, T20N, R19E; MDM, Washoe County, NV
- Assessor's Parcel Numbers: 82-650-01, 02, 03, 04, 05, 06, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23; 82-660-01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 23, 26; 82-262-01, 02, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24; 82-263-02, 08, 09, 10, 15, 17, 22, 26, 39, 42, 43, 45, 46, 50, 51, 52, 54, 55, 56; 82-270- 26, 36, 37, 38; 570-241-01, 02, 03, 04, 05, 06; 570-242-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14; 570-243-01, 02, 03, 04, 05, 06, 07; 570-251-01, 02, 03, 04; 570-252-01, 02, 03, 04, 05, 06, 07, 08, 09; 570-253-01, 02, 03, 04; 570-261-01, 02, 03, 04, 05; 570-262-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11; 570-263-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17; 570-281-01

Staff Report Contents

Initiation DescriptionPage 1

Initiating AmendmentsPage 2

BackgroundPage 2

Public NoticePage 2

RecommendationPage 3

MotionPage 3

Exhibit Contents

Resolution for Regulatory Zone Amendment InitiationExhibit A

Initiating Amendments

The Washoe County Development Code provides that amendments to Washoe County Regulatory Zone maps may be initiated in one of two fashions. First, real property owners may submit an application to initiate an amendment. Second, the Planning Commission or Board of County Commissioners may initiate through a simple majority vote. From time to time, the Planning Commission or the Board of County Commissioners may find it necessary to pursue amendments to a Regulatory Zone map in order to implement the master plan more effectively.

After initiation, the amendments will be drafted and proper noticing of a public hearing to be held by the Planning Commission, after which the Planning Commission considers the proposed Regulatory Zone amendments in a public hearing(s). The Planning Commission may recommend adoption, modification or denial of the proposed amendments. The Planning Commission records its recommendation by simple majority vote for Regulatory Zone Amendments.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal.

Background

The proposed initiation of a Regulatory Zone Amendment is required as a result of recent actions by the City of Reno to rollback several areas within the City of Reno’s Sphere of Influence (SOI) into Washoe County’s jurisdiction/Washoe County’s TMSA. These actions took place on July 3, 2013, by the City of Reno; November 13, 2013, by the Truckee Meadows Regional Planning Commission; and December 12, 2013, by the Truckee Meadows Regional Governing Board. The areas involved in the rollback include 215 parcels, totaling ±330 acres within the Verdi, Southwest Truckee Meadows and North Valleys Area Plans. Existing Regulatory Zones were in place in the Verdi and South West Truckee Meadows, but there was no established zoning in the North Valleys – Grandview Terrace location. Therefore, Washoe County must establish zoning for these parcels.

Public Notice

There are no public noticing requirements established within the Development Code for initiation of a Regulatory Zone Amendment.

Recommendation

Staff recommends adoption of the attached resolution to initiate a Regulatory Zone Amendment for the North Valleys Regulatory Zone map, and that the Chair be authorized to sign the resolution contained as Exhibit A on behalf of the Planning Commission. The following motion is provided for your consideration:

Motion

I move to adopt a resolution to initiate an amendment to the North Valleys Regulatory Zone map and authorize the Chair to sign the resolution contained as Exhibit A on behalf of the Planning Commission and direct staff to bring the amendments back to this Commission for a hearing within 60 days of today's date.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO THE NORTH VALLEYS REGULATORY ZONE MAP
TO SUPPORT THE PROPERTIES THAT WERE "ROLLED-BACK"
FROM THE CITY OF RENO'S JURISDICTION

Resolution Number 14-

Whereas Washoe County Code Chapter 110, Development Code, requires that amendments to the Washoe County Regulatory Zone map be initiated by an action of the Washoe County Planning Commission, recorded by resolution; and,

Whereas the City of Reno and the Truckee Meadows Regional Planning Agency have taken action to rollback several areas within the City of Reno's Sphere of Influence and the City of Reno's Truckee Meadows Service Area into Washoe County's jurisdiction and Truckee Meadows Service Area; and,

Whereas it is necessary to assign Washoe County Regulatory Zone designations to newly received parcels within the Grand View Terrace area of the North Valleys Area Plan;

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby initiate an amendment to the North Valleys Regulatory Zone map, to provide for Washoe County Regulatory Zone designations; and to consider other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments.

ADOPTED on July 1, 2014.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

Roger M. Edwards, Chairman