



Planning Commission Staff Report

Meeting Date: January 2, 2018

Agenda Item: 9A

STAFF REPORT CASE NUMBER: Master Plan Amendment Case Number WMPA18-000X and Development Code Amendment Case Number WDCA18-000X

BRIEF SUMMARY OF REQUEST: To initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA." and

To initiate an amendment to the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.)

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CASE DESCRIPTION

1. Master Plan Amendment Case Number WMPA18-000X (Sun Valley Area Plan) – For possible action, hearing and discussion to initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, "New single family detached residential, including mobile homes, will not be allowed within the DCMA." If approved this amendment would allow new single family detached residential uses, including mobile homes, within the Downtown Character Management Area (DCMA) as identified on the Sun Valley Character Management Plan map.

AND

2. Development Code Amendment Case Number WDCA18-000X (Sun Valley Area Plan Modifiers) – For possible action, hearing, and discussion to initiate an amendment to Chapter 110 of the Washoe County Code (WCC) at 110.218.35(a) to remove "Neighborhood Commercial / Office" zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.

If the proposed amendments are initiated, to authorize the Chair to sign resolutions to that effect.

STAFF RECOMMENDATION

Initiate

Do Not Initiate

POSSIBLE MOTION

It is recommended that the Planning Commission initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, “New single family detached residential, including mobile homes, will not be allowed within the DCMA.” And initiate an amendment to the Washoe County Code (WCC) at 110.218.35(a) to remove “Neighborhood Commercial / Office” zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.

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Background and Proposed Master Plan and Code Amendments

In 2010 the Sun Valley Area Plan was extensively revised. This was one of several area plan updates that were undertaken as periodic updates. A part of the vision for the Sun Valley Area that was adopted at that time includes, “Both sides of Sun Valley Boulevard from approximately Rampion Way in the south to 7th Avenue in the north will be known as the Downtown Character Management Area (DCMA). This area will provide development and redevelopment opportunities for a mix of multi-family residential, office, commercial and tourist commercial land uses.”

This vision was implemented by means of Policy SUN.1.2 which reads as follows:

- SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).
 - a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.

New single family detached residential, including mobile homes, will not be allowed within the DCMA.

The vision was further implemented by means of the Sun Valley Area Plan Modifiers within the Development Code (Chapter 110 of the Washoe County Code) at 110.218.35(a), which reads as follows:

Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood Commercial/Office, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

In the years following adoption of this vision and the associated policies and codes, it has become apparent that implementation of the vision is problematic in the Neighborhood Commercial / Office (NC) regulatory zone. Many parcels of land within the NC regulatory zone, and within the DCMA are about 1/3 acre in size. Many of those parcels of land have been developed for many years with manufactured homes and mobile homes. This is consistent with the predominant development pattern in much of the Sun Valley Area Plan.

There have been many instances in which manufactured and mobile homes have been removed from properties within the DCMA and the property owner has then sought a permit to place another one on that same parcel at a later date. When this is done within 12 months, this has been approved as a continuation of an existing non-conforming use, in accordance with Article 904 Nonconformance, of the Development Code. When, however, more than one year has passed no permits have been able to be approved. The result of this is many parcels of land remaining vacant while surrounded by similar, continuing, uses.

While Staff recognizes, and agrees, with the vision statement and still believes that a density bonus for mixed-use development within the DCMA is beneficial, in many cases it is not practical for individual property owners to develop their lots in accordance with that vision while most or all of the surrounding properties are utilized for manufactured and mobile homes. For this reason staff believes that a relaxation of the restriction on manufactured and mobile homes (single-family residences) is beneficial.

As shown in the excerpt from Table 110.302.05.1, below, all other areas of the County manufactured and mobiles homes (single-family residences) are permissible in the NC regulatory zone, subject to the approval of a Special Use Permit. Staff believes that owners of property within DCMA and within the NC zone should be afforded that same opportunity.

Table 110.302.05.1
TABLE OF USES (Residential Use Types)
 (See Sections 110.302.10 and 110.302.15 for explanation)

Residential Use Types (Section 110.304.15)	LDR	MDR	HDR	LDS/ LDS 2	MDS/ MDS 4	HDS	LDU	MDU	HDU	GC	NC	TC	I	PSP	PR	OS	GR	GRA
Family Residential																		
Attached Accessory Dwelling	A	A	A	A	A	A	A	A	A	--	--	--	--	--	--	--	A	A
Detached Accessory Dwelling	AR	AR	AR	AR	S ₂	--	--	--	--	--	--	--	--	--	--	--	A	A
Detached Accessory Structure	A	A	A	A	A	A	A	A	A	--	A	--	--	--	--	--	A	A
Duplex	--	--	--	P	P	P	P	P	A	--	S ₂	--	--	--	--	--	--	--
Multi Family	--	--	--	--	--	--	P	P	A	--	S ₂	--	--	--	--	--	--	--
Single Family, Attached	--	--	--	A	A	A	A	A	A	--	S ₂	--	--	--	P	--	--	A
Single Family, Detached	A	A	A	A	A	A	A	S ₂	S ₂	--	S ₂	--	--	--	P	--	A	A

Key: -- = Not allowed; A = Allowed; AR = Administrative Review pursuant to Section 110.306.25(i); P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S₁ = Planning Commission Special Use Permit; S₂ = Board of Adjustment Special Use Permit; * = Allowed with a Board of Adjustment Special Use Permit in areas designated Trailer (TR) Overlay zone prior to adoption of this Development Code.

PROPOSED AMENDMENTS

Text proposed to be deleted is shown as ~~strikethrough~~.

SUN.1.2 To promote “mixed-use” development and redevelopment along Sun Valley Boulevard, the following density bonus is available within the specified boundaries of the Sun Valley Downtown Character Management Area (DCMA).

- a. All General Commercial and Neighborhood Commercial/Office properties are afforded the opportunity to add a residential component of Low Density Urban, if incorporated into a mixed-use development that meets the DCMA design standards.

~~New single family detached residential, including mobile homes, will not be allowed within the DCMA.~~

And

110.218.35

- (a) Placement Standards. Mobile homes and manufactured homes may be placed on any residential regulatory zone parcel in the Sun Valley planning area, including any Trailer (TR) Overlay zone in effect prior to May 26, 1993 with the exception of TR parcels that have the current regulatory zones of either General Commercial, Neighborhood Commercial/Office, Tourist Commercial, Industrial, Open Space, Parks and Recreation, or Public/Semi-Public Facility.

Public Notice

Public notice is not required for initiation of a Master Plan Amendment and Development Code Amendment.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, VOLUME 2, SUN VALLEY AREA PLAN, AT POLICY SUN.1.2 TO REMOVE THE SENTENCE, “NEW SINGLE FAMILY DETACHED RESIDENTIAL, INCLUDING MOBILE HOMES, WILL NOT BE ALLOWED WITHIN THE DCMA”; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-01

WHEREAS

- A. Washoe County Code Section 110.820.05 requires that amendments to the Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Master Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Section 110.820:

- 1) The Washoe County Planning Commission does hereby initiate an amendment to the Washoe County Master Plan, Volume 2, Sun Valley Area Plan, at Policy SUN.1.2 to remove the sentence, “New single family detached residential, including mobile homes, will not be allowed within the DCMA.”
- 2) A report describing this amendment, discussion at the Citizen Advisory Board (CAB) on this proposed amendment and the CAB recommendation, will be brought to the Washoe County Planning Commission within 90 days of this resolution's adoption date.

ADOPTED on January 2, 2018.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

INITIATING AN AMENDMENT TO THE WASHOE COUNTY CODE (WCC) AT 110.218.35(A) TO REMOVE “NEIGHBORHOOD COMMERCIAL / OFFICE” ZONING FROM THE AREAS IN WHICH MOBILE HOMES AND MANUFACTURED HOMES ARE PROHIBITED TO BE PLACED; AND OTHER MATTERS NECESSARILY CONNECTED THEREWITH AND PERTAINING THERETO.

Resolution Number 18-02

WHEREAS

- A. Washoe County Code Section 110.818.05 requires that amendments to the Washoe County Code Chapter 110 (Development Code) be initiated by resolution of the Washoe County Board of Commissioners or the Washoe County Planning Commission; and
- B. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Master Plan Amendment; and

NOW, THEREFORE, BE IT RESOLVED that pursuant to Washoe County Code Sections 110.818:

- 1) The Washoe County Planning Commission does hereby initiate an amendment to the Washoe County Code (WCC) at 110.218.35(a) to remove “Neighborhood Commercial / Office” zoning from the areas in which mobile homes and manufactured homes are prohibited to be placed.
- 2) A report describing this amendment, discussion at the Citizen Advisory Board (CAB) on this proposed amendment and the CAB recommendation, will be brought to the Washoe County Planning Commission within 90 days of this resolution’s adoption date.

ADOPTED on January 2, 2018.

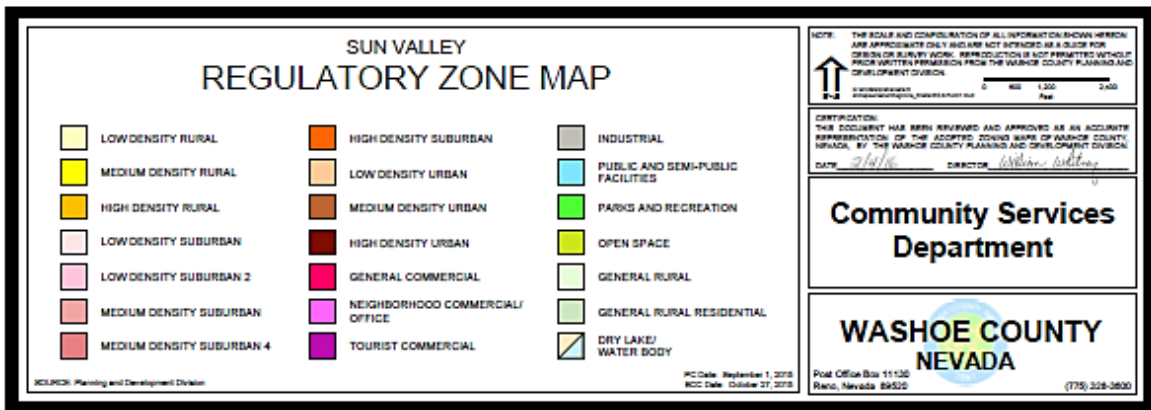
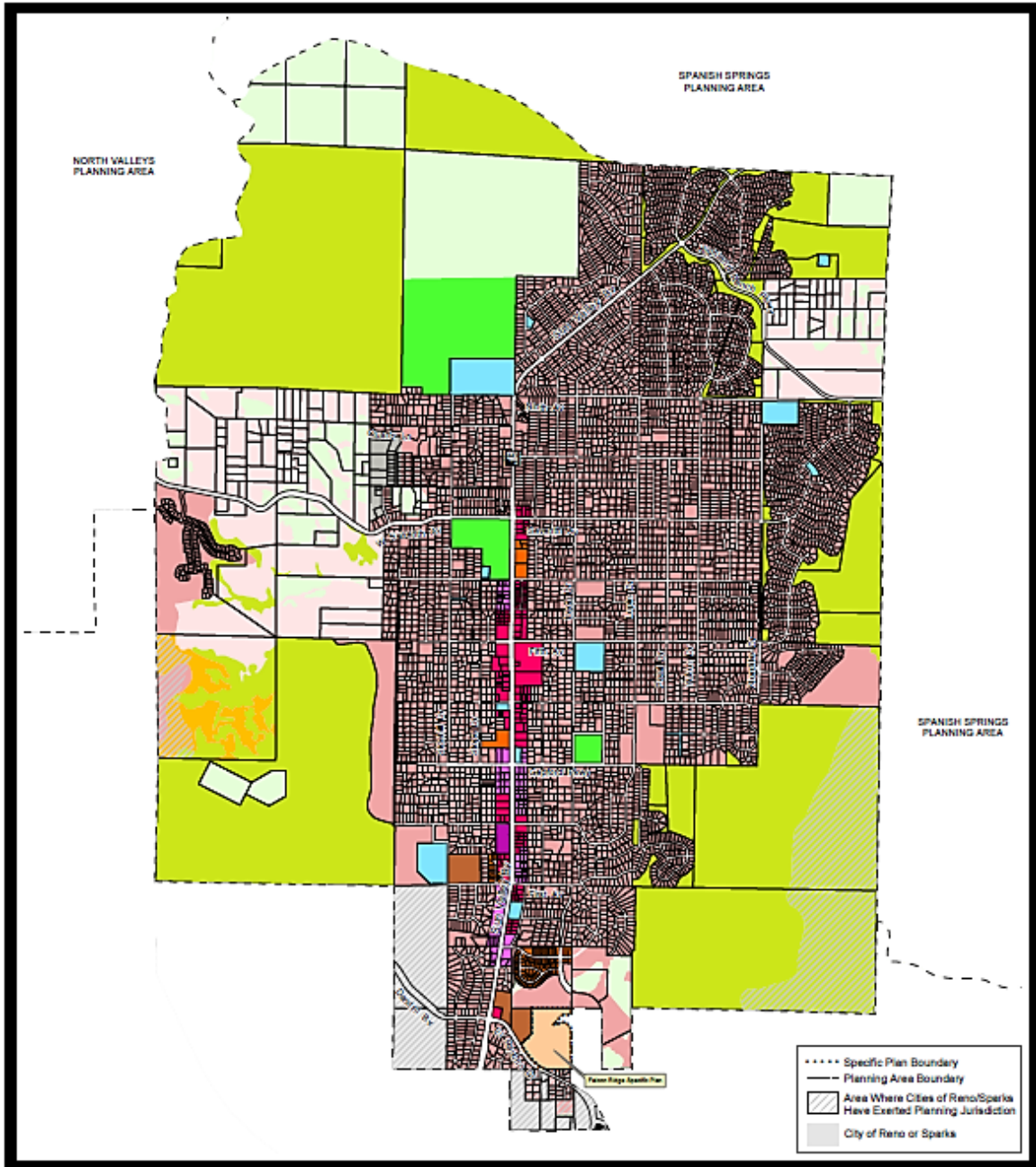
WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

Sarah Chvilicek, Chair

Exhibit C



Attachment D

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Building, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Building Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements, and each is summarized below. The Land Use and Transportation Element, in particular, plays a vital role in the analysis of a Master Plan Amendment.

- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Board of County Commissioners. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Chapter 110 (Development Code), Article 820, *Amendment of Master Plan*.

Attachment D

When making a recommendation to the Washoe County Board of County Commissioners to adopt a Master Plan amendment, the Planning Commission must make at least three of the five findings as set forth in Washoe County Code (WCC) Section 110.820.15(d). If a military installation is required to be noticed, then an additional finding of fact pursuant to WCC Section 110.820.15(d)(6) is required. If there are findings relating to Master Plan amendments contained in the Area Plan in which the subject property is located, then the Planning Commission must also make all of those findings. A recommendation to adopt the Master Plan amendment requires an affirmative vote of at least 2/3's of the Planning Commission's total membership.

Development Code Amendments

The Washoe County Development Code is Chapter 110 of the Washoe County Code (WCC). The Development Code broadly regulates allowable and permitted land uses, subdivision of land, planning permit requirements and procedures, signage, infrastructure availability, land use development standards, and other related matters. Because the Development Code covers so many varying aspects of land use and development standards, it is expected that from time to time it may be necessary to change or amend one or more portions of the Development Code to keep it up to date with the most current and desirable trends in planning and development.

The Development Code amendment process provides a method of review and analysis for such proposed changes. Development Code amendments may be initiated by the Washoe County Commission, the Washoe County Planning Commission, or an owner of real property. Development Code amendments are initiated by resolution of the Washoe County Commission or the Planning Commission. Real property owners may submit an application to initiate a Development Code amendment.

After initiation, the Planning Commission considers the proposed amendment in a public hearing. The Planning Commission may recommend approval, approval with modifications or denial of the proposed amendment. The Planning Commission records its recommendation by resolution.

The Washoe County Commission hears all amendments recommended for approval, and amendments recommended for denial upon appeal. The County Commission will hold a first reading and introduction of the ordinance (proposed amendment), followed by a second reading and possible ordinance adoption in a public hearing at a second meeting at least two weeks after the first reading. Unless otherwise specified, ordinances are effective 10 days after adoption.