



Initiation of an update to Article 412, Landscaping of the Washoe County Development Code

**Washoe County Planning Commission
June 2, 2020**



Description

- 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



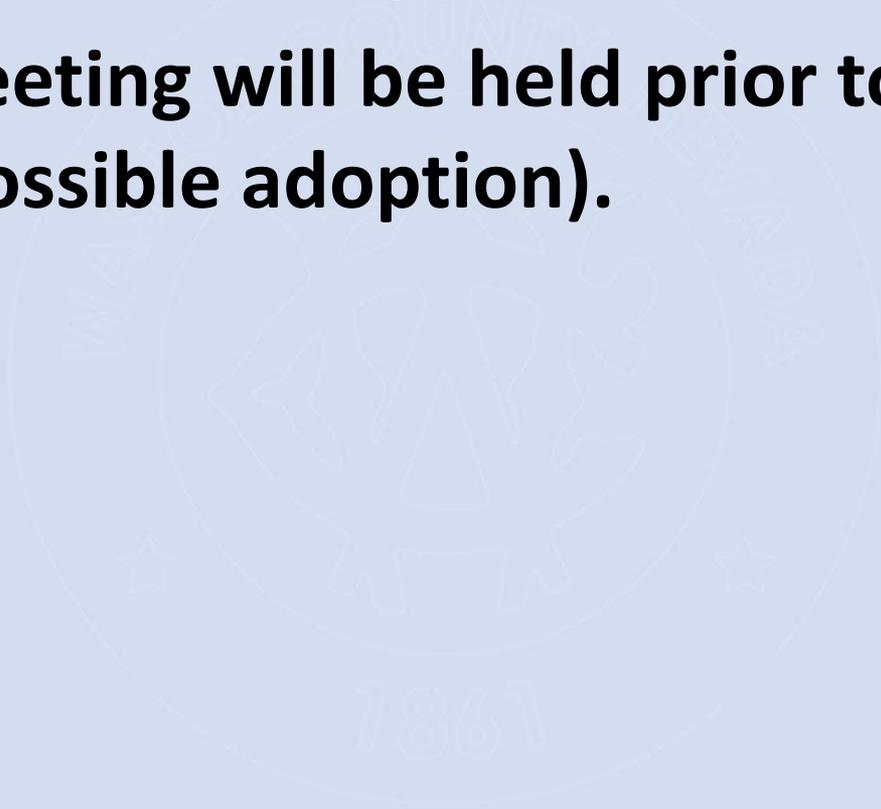
Reasons

- **No comprehensive update since the early 1990s**
- **Groundcover philosophy has changed**
- **Challenges from public and development community**
- **Challenges to staff in enforcement**
- **Staff has previously met with interested individuals and professionals**



Public Notice & CAB

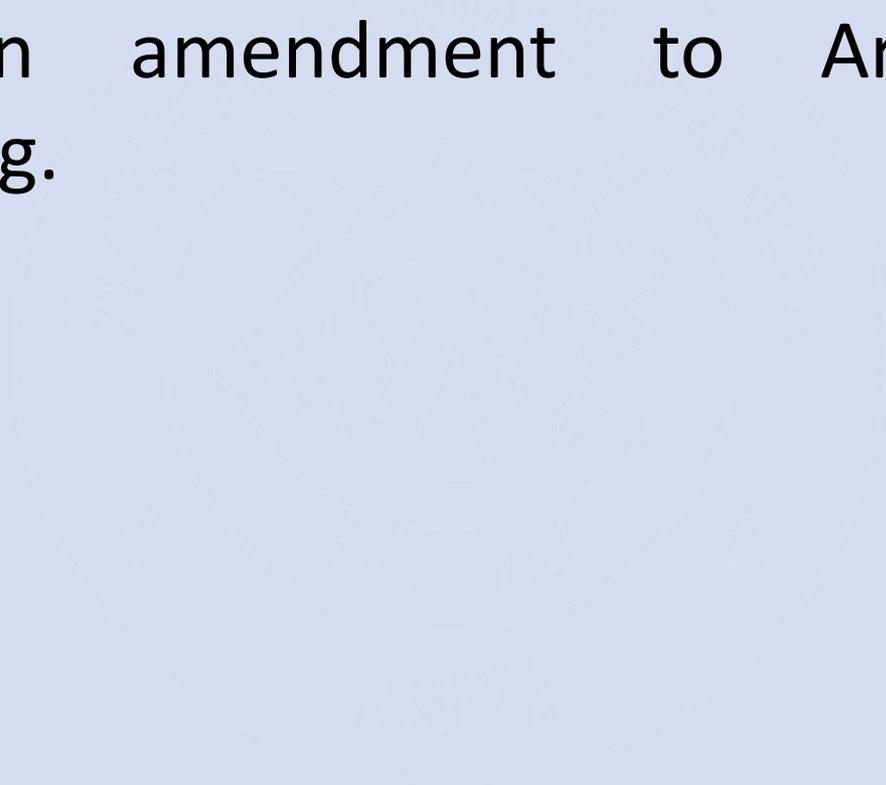
- **Initiation does not require notice**
- **All-CAB meeting will be held prior to next hearing (possible adoption).**





Recommendation

Staff recommends adoption of the resolution to initiate an amendment to Article 412, Landscaping.





Possible Motions

I move that after giving reasoned consideration to the information contained in the staff report, the Planning Commission:

- (1) Adopt the resolution, attached as Exhibit A to the staff report, to initiate an update to Article 412, Landscaping of the Washoe County Development Code; and**
- (2) Authorize the Chair to sign the resolution on behalf of the Planning Commission.**

I further move to direct staff to bring the amendment back to this Commission for a hearing within 125 days of today's date.