



# Planning Commission Staff Report

Meeting Date: August 4, 2020

Agenda item: 9D

STAFF REPORT CASE NUMBER: WMPA20-0005 (Public Service & Facilities Element)

BRIEF SUMMARY OF REQUEST: To amend the Public Services Element a component of the Washoe County Master Plan for the purpose of bringing the Public Services Element into conformance with the 2019 Truckee Meadows Regional Plan

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APPLICANT: Washoe County

### CASE DESCRIPTION

**Master Plan Amendment Case Number WMPA20-0005 (Public Services & Facilities Element)** – Hearing and discussion for possible action to initiate and to amend the Public Services and Facilities Element a component of the Washoe County Master Plan for the purpose of bringing the Public Services and Facilities Element into conformance with the 2019 Truckee Meadows Regional Plan. The proposed amendments include providing new language referencing the List of Facilities & Services Standards; new language recognizing the promotion of facilities and services in line with the priority hierarchy for development; identifying that water and wastewater infrastructure will not be extended from the TMSA to the RA, except for the management of reclaimed water as a method to effectively manage reclaimed water from wastewater treatment facilities; new language acknowledging use of the Regional Water Management Plan; and addressing the Regional Plan requirements for Regional Utility Corridor and Sites. The TMSA is the area within the county where municipal services such as water and sanitary sewer are available for development to use, thus allowing denser development. The RA, by contrast, is outside of the TMSA and is the area within the county where municipal services such as water and sanitary sewer are not available for development to use, thus allowing less dense development.

- ◆ Location: County wide
- ◆ Dev Code: Authorized in Article 820, Master Plan Amendment
- ◆ Comm. District: All Commissioners

### STAFF RECOMMENDATION

INITIATE

**INITIATE AND RECOMMEND APPROVAL**

DO NOT  
INITIATE

### POSSIBLE MOTION

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate and adopt the resolution contained at Exhibit A to this staff report to initiate and amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

*(Motions with Findings on Page 6)*

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**Exhibit Contents**

Resolution ..... Exhibit A  
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## **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*.

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.

### **Background**

The 2019 Truckee Meadows Regional Plan (TMRP) was adopted by the Truckee Meadows Regional Planning Agency (TMRPA) on October 10, 2019 and includes unincorporated Washoe County, except area in the Tahoe basin and federally-recognized tribal lands. The purpose of the plan is to "focus on the coordination of master planning in Washoe County as it relates to population, regional form and land use pattern, public facilities and service provision, natural resources, and intergovernmental coordination."

After the adoption of the 2019 TMRP the TMRPA staff identified specific policies that were not included in the Elements of the Washoe County Master Plan. Washoe County staff was asked to update the Washoe County Master Plan Elements to support the 2019 TMRP policies. Washoe County staff is beginning a major update of the Washoe County Master Plan, however certain policies were identified as needing to be updated in the short term. Washoe County staff was asked to update the master plan now to address those specific policies (see Exhibit B). The policies were in the various master plan elements and this amendment is only updating the Public Services and Facilities Element. Many of the policies in the Public Services and Facilities Element are outdated and will be update during the upcoming Washoe County Master Plan update which is intended to be more comprehensive.

### **Analysis**

The amendment is requesting to update the Washoe County Master Plan Public Services and Facilities Element to address five short term policies identified by the TMRP staff. The 2019 TMRP policies that were identified to address are:

1. Referencing the List of Services Standard Table 3.2 Facilities and Service Standards;
2. Prioritize the hierarchy promotion of facilitates and services;
3. Identify water and wastewater infrastructure;
4. Acknowledging the Regional Water Management Plan; and
5. Address the requirements for regional utility corridors and sites.

Updating and amending the Public Service and Facilities Element will bring the element into conformance with the regional plan. This amendment will ensure that any future master plan amendments or projects of regional significance will meet these regional policies. The five policies are listed in the Introduction section of the element and are:

- PSF.0.1 Comply with all applicable 2019 Truckee Meadows Regional Plan policies.
- PSF.0.1.1 The 2019 Truckee Meadows Regional Plan List of Facilities and Services Standard table will be reviewed for any master plan amendments and for project of regional significance request.
  - PSF.0.1.2 Master plan amendments and project of regional significance request will prioritize the hierarchy for resources, service and infrastructure as address by the 2019 Truckee Meadows Regional Plan policies PF2 and RF2 and as outlined in NRS 278.0274.
  - PSF.0.1.3 The 2019 Truckee Meadows Regional Plan policies for regional utility corridors must be acknowledged, promoted, and followed for any master plan amendments and for project of regional significance.
  - PSF.0.1.4 The 2019 Truckee Meadows Regional Plan policies for the Regional Water Management Plan (RWMP) will be reviewed and included for any master plan amendments and for projects of regional significance.

- PSF.0.1.5 The 2019 Truckee Meadows Regional Plan policies for water and wastewater will be reviewed and will not be extended from the TMSA to the RA, except for the management of reclaimed water as a method to effectively manage reclaimed water from wastewater treatment facilities.

### **Findings**

WCC Section 110.820.15(d) requires the Planning Commission to make at least three of the six findings of fact to recommend approval of the amendments to the Washoe County Board of County Commissioners. The following findings and staff comments on each finding are presented for the Planning Commission's consideration:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

*Staff Comment: The proposed amendment does not conflict with the policies and action programs of the Master Plan and will bring the master plan into compliance with the 2019 Truckee Meadows Regional Plan as detailed in this staff report.*

2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

*Staff Comment: There is no change proposed to the land use and this amendment will not adversely impact the public health, safety or welfare.*

3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

*Staff Comment: The proposed amendment is responding to the new 2019 Truckee Meadows Regional Plan, as detailed in this staff report.*

4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.

*Staff Comment: There is no change proposed changes to facilities and will not adversely impact transportation, recreation, utility, and other facilities.*

5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

*Staff Comment: The proposed changes will align growth with the 2019 Truckee Meadows Regional Plan policies and Tier hierarchy to help with the orderly growth in the County.*

6. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

*Staff Comment: The proposed amendment this amendment will not affect the location, purpose and mission of the military installation.*

### **Public Notice**

Notice for master plan amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210(1), as amended and WCC Section 110.820.23. Notice was provided in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date. A legal ad was placed with the Reno Gazette Journal for July 24, 2020.

A public workshop was held through Zoom on July 22, 2020 for this application. However, the staff report was due before the meeting was held. Staff can provide information about the meeting at the Planning Commission meeting on August 4, 2020.

### **Recommendation**

It is recommended that the Washoe County Planning Commission initiate and adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0005. It is further recommended that the Planning Commission forward the Master Plan amendment to the Washoe County Board of County Commissioners for their consideration of adoption. The following motion is provided for your consideration:

### **Motion**

I move that, after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Washoe County Planning Commission initiate the proposed amendment and adopt the resolution contained at Exhibit A of this staff report to amend the Master Plan as set forth in Master Plan Amendment Case Number WMPA20-0005 having made the following five findings in accordance with Washoe County Code Section 110.820.15(d). I further move to certify the resolution and the proposed Master Plan Amendments in WMPA20-0005 as set forth in this staff report for submission to the Washoe County Board of County Commissioners and authorize the chair to sign the resolution on behalf of the Planning Commission.

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Change Conditions. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation.
5. Desired Pattern of Growth. The proposed amendment will promote the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

### **Appeal Process**

Planning Commission action will be effective 10 calendar days after the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant, unless the action is appealed to the Washoe County Board of County Commissioners, in which case the outcome of the appeal shall be determined by the Washoe County Board of County Commissioners. Any appeal must be filed in writing with the Planning and Building Division within 10 calendar days from the date the written decision is filed with the Secretary to the Planning Commission and mailed to the original applicant.