



Development Code Amendment WDCA20-0003 Articles 434 & 822

***Washoe County Planning Commission
October 6, 2020***



Request

- **This is both an initiation and a request to amend the Washoe County Development Code.**
- **To remove Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County and Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement**



Background

- **The 2002 Truckee Meadows Regional Plan (TMRP) created cooperative planning areas in response to the Regional Plan Settlement Agreement Case No. CV02-03469.**
- **The areas are where more than one jurisdiction had an interest in the density, intensity, or character of development.**
- **Jurisdictions were to collaborate on the creation of a cooperative planning process and associated development standards.**



Background

- **Washoe County added Articles 434 & 822 to the Development Code to provide cooperative planning process and development standards.**
- **The purpose of both articles is to implement certain portions of the Settlement Agreement and to function as the master documents for the settlement agreement .**



Analysis

- **Cooperative planning areas were shown through the 2012 TMRP.**
- **The 2019 TMRP removed cooperative planning areas but reserved a blank Map 7 for any future cooperative plans that may be created by the jurisdictions.**



Analysis

The 2019 TMRP did not continue identifying cooperative planning areas, and it has been deemed that cooperative planning requirements are no longer needed within the Washoe County development code.

Washoe County staff is proposing to remove the articles, since the 2019 TMRP no longer designates cooperative planning areas.



Workshop & Public Notice

- **A public workshop was held through Zoom on September 1, 2020 for this application, and there were 4 attendees with question about the removal of the articles.**
- **Notice was published in Reno Gazette-Journal per code.**



Code Amendment Findings

- 1. Consistency with Master Plan**
- 2. Promotes Purpose of Development Code**
- 3. Response to Changed Conditions**
- 4. No Adverse Effects**

Staff is able to make all 4 required findings, as shown in the staff report, and recommends approval.



Possible Motion

Initiation

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission initiate the amendment to Washoe County Code Chapter 110 to remove all sections within Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County and Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement, as described in the staff report for WDCA20-0003.



Possible Motion

Amendment

I move that, after giving reasoned consideration to the information contained in the staff report and received during the public hearing, the Washoe County Planning Commission recommend approval of WDCA20-0003, to amend Washoe County Code Chapter 110 to remove all sections within Article 434, Regional Development Standards within Cooperative Planning Areas and All of Washoe County and Article 822, Provisions for Amendments to Local Master Plans and Zone Changes in Areas Subject to Cooperative Planning Under the Regional Plan Settlement Agreement, as described in the staff report for this matter. I further move to authorize the Chair to sign the resolution contained in Exhibit A on behalf of the Washoe County Planning Commission and to direct staff to present a report of this Commission's recommendation to the Washoe County Board of County Commissioners within 60 days of today's date. This recommendation for approval is based on all of the following four findings in accordance with Washoe County Code Section 110.818.15(e).