



# **Development Code Amendment WDCA21-0002 Articles 606 & 916**

***Washoe County Planning Commission  
April 6, 2021***



# Request

- **This is both an initiation and a request to amend the Washoe County Development Code**
- **Amending the Washoe Development Code to require approval of a tentative subdivision map for any subsequent division of land within 5 years and amend and clarify the members of the Parcel Map Review Committee and how those members are appointed.**



# Background Article 916

- **The Parcel Map Review Committee is a subcommittee of the Planning Commission**
- **The Code is proposed to be updated to recognize the current organizational structure of Washoe County**
- **Define the members of the PMRC**
- **Define how the members are appointed**
- **Provide for the term of appointment**



# Background Article 606

- **The Code is proposed to be updated to recognize the current organizational structure of Washoe County**
- **The Code is proposed to be amended to require approval of a Tentative Subdivision Map, rather than a parcel map for a subsequent division of land within 5 years**



# Analysis Article 606

- **Consistent criticism has been observed in situations in which subsequent parcels maps were perceived to circumvent the intent of the Code, as a tentative subdivision map was not required.**
- **The Planning Commission, rather than the Parcel Map Review Committee is a more appropriate venue for review of division of land of this nature.**



# Analysis Article 916

- **The amendment will clarify the members of the PMRC and define a process of appointment of those members and define the length of terms on the PMRC.**
- **Over the past several years Washoe County has reorganized and combined several departments and divisions. Several of the positions included as required members of the PMRC are no longer separate divisions within the County and some positions, such as “Fire Services Coordinator” no longer exist at all.**
- **The proposed code recognizes these changes and updates the membership to reflect the current organizational structure**



# Public Comment

**From:** Maeve Ambrose <[maeveambrose@gmail.com](mailto:maeveambrose@gmail.com)>  
**Sent:** Monday, May 3, 2021 1:50 PM  
**To:** Washoe311 <[Washoe311@washoecounty.us](mailto:Washoe311@washoecounty.us)>  
**Subject:** Planning Commission meeting public comment May 4,2021

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Public comment for agenda item # 8 ( F ) amendment to the WC development code 606 Tentative Parcel Maps.

Maeve Susan Ambrose  
Chair of the Warm Springs Community Alliance

Within the Warm Springs Special plan area our group has seen how small developers have used subsequent parcel maps to circumvent the intent of the code, in terms of the requirements for a subdivision. County subdivision standards need to be imposed on subsequent parcel map divisions in order to close this loophole.

The Warm Springs Community Alliance supports the staff recommendation that the Planning Commission initiate and subsequently recommend approval of WDCA 21-002 to amend the Development Code article 606.



# Workshop & Public Notice

- **A public workshop was held through Zoom on March 10, 2021 for this application and there were several attendees with questions.**
  - Is the same level of expertise going to be available for a TM as opposed to PM?
  - Why is amendment being brought forward?
- **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.**

**Staff comments are on page 10 of the staff report.**



# 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 within Articles 606 Tentative Parcel Map Review Procedures and 916 Parcel Map Review Committee, as described in the staff report for WDCA21-0002.**



# 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 WDCA21-0002, to amend Washoe County Code Chapter 110 within Articles 606 Tentative Parcel Map Review Procedures and 916 Parcel Map Review Committee, 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 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).**