



**Department of  
Community Development**

# **Master Plan Southwest Truckee Meadows Area Plan**



Post Office Box 11130, Reno, NV 89520-0027 – 1001 E. Ninth St., Reno, NV 89512  
Telephone: 775.328.6100 – Fax: 775.328.6133 – [www.washoecounty.us/comdev/](http://www.washoecounty.us/comdev/)





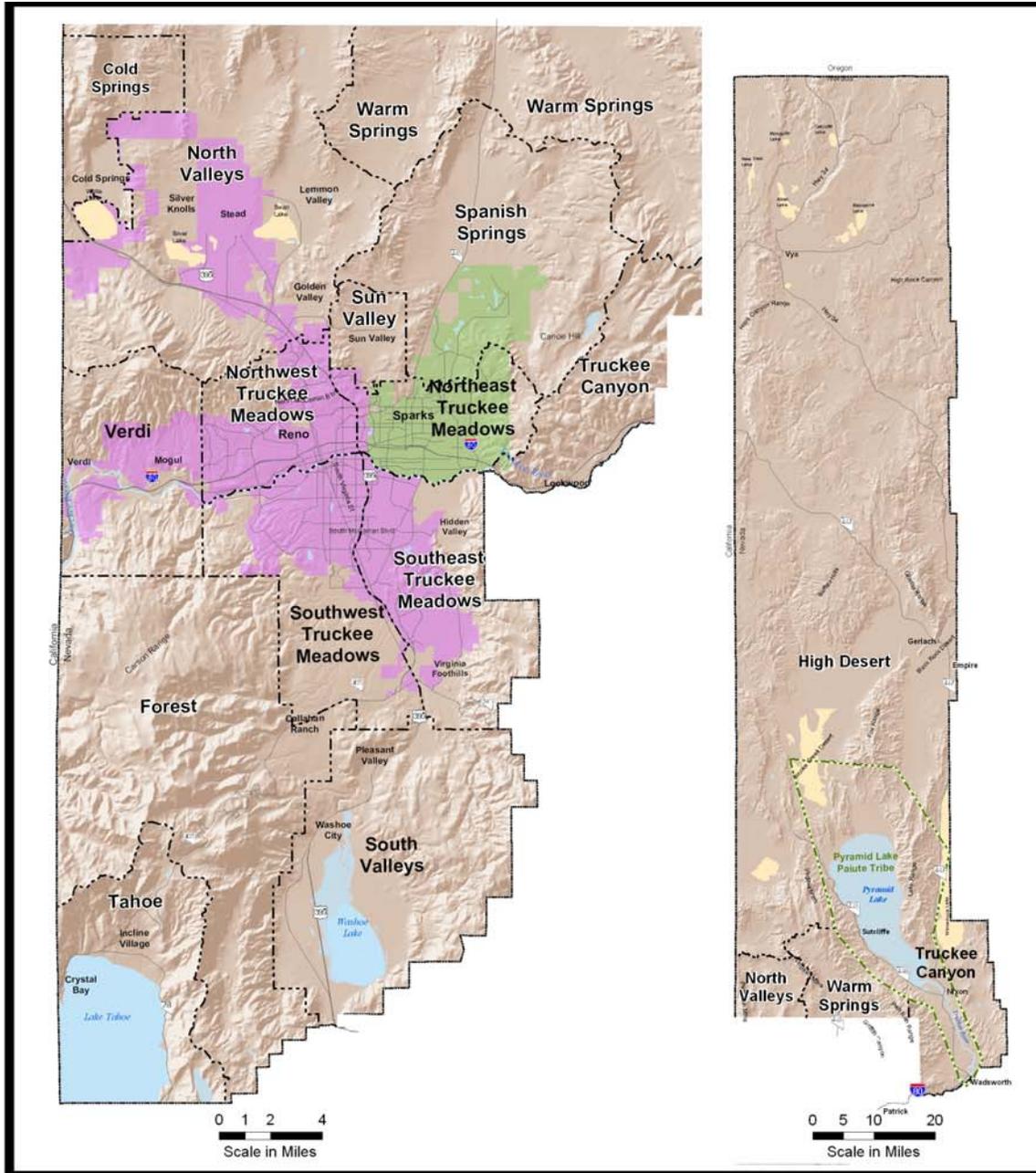
**Department of  
Community Development**

**Master Plan  
Southwest Truckee Meadows Area  
Plan**

This document is one of a series that, as adopted, constitutes a part of the Master Plan for Washoe County, Nevada. This document is available for \$10.00 from the Washoe County Department of Community Development. If you have a copy of the Washoe County Master Plan notebook, please place this behind the Southwest Truckee Meadows Area Plan tab. The Washoe County Master Plan can also be found on our department's website.

This printing of the Southwest Truckee Meadows Area Plan reflects amendments adopted as part of Comprehensive Plan Amendment Case Number CP10-002. In accordance with Article 820 of the Washoe County Development Code, the amendment was adopted by Resolution Number 10-11 of the Washoe County Planning Commission on May 20, 2010, by the Washoe County Commission on July 13, 2010, and found in conformance with the Truckee Meadows Regional Plan by the Regional Planning Commission on September 8, 2010. The adopting resolution was signed by the Washoe County Commission Chairman on September 9, 2010.

THIRD PRINTING, SEPTEMBER 2010



### WASHOE COUNTY PLANNING AREAS

|                                        |                                  |
|----------------------------------------|----------------------------------|
| --- Planning Area boundary             | ■ Dry Lakes                      |
| --- Washoe County boundary             | ■ Water Bodies                   |
| --- Pyramid Lake Paiute Tribe boundary | ■ Hillshade, 10 meter elevations |
| ■ City of Reno                         |                                  |
| ■ City of Sparks                       |                                  |

Source: Community Services Date: June 2006

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.

Scale Bars are shown below each map

**Department of  
Community Development**

---

**WASHOE COUNTY  
NEVADA**

Reno, Nevada 89520 Post Office Box 11130  
(775) 328-3600

# Contents

|                                              | Page     |
|----------------------------------------------|----------|
| <b>Acknowledgments .....</b>                 | <b>v</b> |
| <b>Introduction .....</b>                    | <b>1</b> |
| Vision .....                                 | 1        |
| Character Statement .....                    | 2        |
| <b>Vision and Character Management .....</b> | <b>8</b> |
| Land Use .....                               | 8        |
| Goal One .....                               | 8        |
| Policies .....                               | 8        |
| Goal Two .....                               | 10       |
| Policies .....                               | 10       |
| Transportation .....                         | 12       |
| Goal Three .....                             | 12       |
| Policies .....                               | 12       |
| Resources .....                              | 13       |
| Goal Four .....                              | 13       |
| Policies .....                               | 13       |
| Scenic/Recreational/Cultural Resources ..... | 13       |
| Goal Five .....                              | 13       |
| Policies .....                               | 13       |
| Goal Six .....                               | 14       |
| Policies .....                               | 14       |
| Goal Seven .....                             | 14       |
| Policies .....                               | 14       |
| Goal Eight .....                             | 15       |
| Policies .....                               | 15       |
| Goal Nine .....                              | 15       |
| Policies .....                               | 15       |
| Natural Resources .....                      | 16       |
| Air Resources .....                          | 16       |
| Goal Ten .....                               | 16       |
| Policies .....                               | 16       |
| Land Resources .....                         | 17       |
| Goal Eleven .....                            | 17       |
| Policies .....                               | 17       |

|                                            | <b>Page</b> |
|--------------------------------------------|-------------|
| Goal Twelve .....                          | 17          |
| Policies .....                             | 17          |
| Goal Thirteen .....                        | 18          |
| Policies .....                             | 18          |
| Water Resources – Flooding .....           | 18          |
| Goal Fourteen .....                        | 18          |
| Policies .....                             | 18          |
| Water Resources – Supply .....             | 18          |
| Goal Fifteen .....                         | 18          |
| Policies .....                             | 18          |
| Water Resources – Quality .....            | 19          |
| Goal Sixteen .....                         | 19          |
| Policies .....                             | 19          |
| Goal Seventeen.....                        | 19          |
| Policies.....                              | 19          |
| Goal Eighteen.....                         | 20          |
| Policies.....                              | 20          |
| Water Resources – Service/Wastewater ..... | 20          |
| Goal Nineteen .....                        | 20          |
| Policies .....                             | 20          |
| Plan Maintenance .....                     | 20          |
| Goal Twenty .....                          | 20          |
| Policies .....                             | 20          |
| <b>Appendix A – Maps .....</b>             | <b>A-1</b>  |
| Character Management Plan.....             | A-5         |
| Development Suitability .....              | A-7         |
| Master Plan.....                           | A-9         |
| Public Services and Facilities Plan.....   | A-11        |
| Recreational Opportunities Plan.....       | A-13        |
| Streets and Highways System Plan .....     | A-15        |

## **Acknowledgments**

### **Washoe County Board of County Commissioners**

David E. Humke, Chair  
Bonnie Weber, Vice Chair  
John Breternitz  
Kitty Jung  
Robert M. Larkin

### **Office of the County Manager**

Katy Simon, County Manager  
John Berkich, Assistant County Manager  
David Childs, Assistant County Manager

### **Washoe County Planning Commission**

Dian A. VanderWell, Chair  
Neal Cobb, Vice Chair  
Roger Edwards  
Vaughn Hartung  
Roy H. Hibdon  
William Weber  
D.J. Whittemore

### **West Truckee Meadows Citizen Advisory Board** (Area Plan update)

Andy Giddings, Chair  
Ron Nicholson, Vice Chair  
Trudy Brussard  
Sheri Coleman  
Karen Peek  
Ann Potts  
Patty Schweitzer  
William Welch

### **Southwest Truckee Meadows Citizen Advisory Board** (Area Plan update)

Robert Wideman, Chair  
Steve Cohen, Vice Chair  
Lisa Carpenter  
Connie Moberg  
Patricia Phillips  
Diane Smith

**Washoe County Department of Community Development**

Adrian P. Freund, FAICP, Community Development Director

**Project Staff** (Area Plan update)

Eric Young, Ph.D., Planner, Project Coordinator

Lisa Brosnan, Assistant Planner

Moni J. Fox, Technology Systems Developer II

Advanced Planning Program Staff

Sara DeLozier, Office Support Specialist

**Photos courtesy:**

Trudy Brussard

Pablo Marin, Public Service Intern, Community Development

Herbert Rubenstein, Public Service Intern, Community Development



## **Introduction**

The Southwest Truckee Meadows Area Plan responds to a citizen-based desire to identify, implement and preserve the community character that has evolved throughout the Southwest Truckee Meadows over time.

Upon direction from the Washoe County Planning Commission, the Department of Community Development sponsored a series of public workshops to identify the distinguishing characteristics of the Southwest Truckee Meadows communities.

The result of this effort is the development of a comprehensive vision for the Southwest Truckee Meadows planning area that identifies separate community character areas and establishes the existing and desired future character of each of these areas. The Southwest Truckee Meadows Area Plan implements and preserves this community vision and character. The Vision and Character Statements, Goals, and Policies of this area plan should be considered as broad guidelines to inform the regulations found in the Washoe County Development Code. The Development Code will be amended as necessary to ensure the implementation and preservation of the vision and character described in this Area Plan.

## **Vision**

Through cooperation with the Washoe County Board of County Commissioners and the Washoe County Planning Commission, the communities of the Southwest Truckee Meadows planning area will maintain and apply objective standards and criteria that serve to manage growth and development in a manner that:

- Respects the heritage of the area by encouraging architectural and site design standards that are responsive to this heritage;
- Prevents the spread of commercial development west of the Thomas Creek Parkway and SR 431 intersection;
- Respects private property rights;
- Provides a range of housing opportunities;
- Maintains the scenic quality of the Highway 431 corridor;
- Provides ample open space and recreational opportunities;
- Promotes the educational and scientific opportunities inherent in the area's natural history and rural character;
- Addresses the conservation of natural, scenic and cultural resources;
- Ensures that infrastructure is coincident with development and appropriate in scale and character to the community character articulated below; and,
- Coordinates resource availability with the construction of infrastructure through the implementation of facilities and resources plans.

The primary vision of this plan is to maintain, preserve, and facilitate the planning area's desired character. Management guidelines and policies for private, commercial, residential and public lands will be implemented in a fashion that respects the rights of wildlife, residents, land owners and business owners; herein identified as the major stakeholders in this essential planning document.

## **Character Statement**

The Southwest Truckee Meadows planning area is a varied and unique area, spanning approximately 46.7 square miles and located in the southern portion of Washoe County, at the foothills of the Carson Range. It is bounded on the west by the Toiyabe National Forest, on the north by the Truckee River, on the east by I-580 and South Virginia Street, and on the south by the Steamboat Hills and the Mt. Rose Highway. Though mainly suburban, the distinct communities that make up the Southwest Truckee Meadows project a decidedly rural character. An abundance of hills, streams and meadows provide educational, scientific and recreational opportunities, making the area an attractive place in which to work and live. The area's gently rolling terrain provides open space and serves as a scenic backdrop for surrounding areas. As a wildland interface and transition zone, the Southwest Truckee Meadows area can be best characterized by its integration of human and natural environments. Issues involving habitat and access to public land predominate. The Southwest Truckee Meadows Area Plan is intended to serve as a guide for growth and development while protecting the area's unique natural resources as well as its scenic and rural heritage.

The recreational, educational, scientific, and lifestyle opportunities afforded by the natural resources of the Southwest Truckee Meadows make a significant contribution to the area's character. At the plan area's western boundary, large, contiguous public land holdings by the U.S. Forest Service support this character. Washoe County and the United States Forest Service have successfully worked together to improve trails and forest access and will continue to do so. Inhabitants of the Southwest Truckee Meadows planning area have expressly voiced their concerns that access to the Truckee River, as well as other trails and bridle paths, be maintained and that trailheads be clearly marked and easily accessible. These trails are used by residents throughout Washoe County as well as by local residents. Ready access to these areas adds to a proliferation of outdoor recreational opportunities. Consequently, the pressure on these lands to accommodate all of the various uses and users will require an ongoing effort to effectively manage these important areas to prevent degradation of the resources they contain and mitigate potential negative impacts on residents.

The Southwest Truckee Meadows planning area rests entirely within the Truckee Meadows Hydrographic Basin. Several creeks found in the planning area provide groundwater recharge and surface water to the south Truckee Meadows area. Evans, Thomas, Whites, and Dry Creek are just a few of the numerous perennial and intermittent creeks found in the planning area. These creeks, along with the Truckee River, support riparian vegetation and provide habitat for various types of waterfowl and small mammals. Wildlife habitat and migratory routes are a key component of the area's character. Due to the Southwest Truckee Meadows' fragile environmental conditions, it is essential to protect the delicate natural balance created by these creeks and springs. Careful stewardship of this rich natural environment is fundamental to maintaining and preserving the valuable character of the Southwest Truckee Meadows.

Residents of the Southwest Truckee Meadows enjoy living in an area abundant with animals, both wild and domestic. The existence of hobby livestock for recreational, economic and educational purposes is commonplace and recognized as a significant contributor to the local character. County policies supporting and facilitating a rural approach to the maintenance of animal including livestock, "hobby livestock," and pets contribute to the preservation of the area's character. Access to equestrian and multi-use trails is an important concern of local residents. Proximity to trails and public lands greatly facilitates pleasure riding and other outdoor activities.

In addition to horses, many residents also own hobby livestock such as alpaca, llama, donkey, and fowl. Although many of the large ranches are now gone, the area still possesses a rural quality that pays homage to its Western heritage.

The scenic value of the planning area is an important aspect of the community's character. Scenic resources of the Southwest Truckee Meadows include alluvial fans and foothills, pastures, streams and wetlands. Much of the land in the Southwest Truckee Meadows planning area is adjacent to the Toiyabe National Forest. These resources contribute to an aesthetically pleasing area that provides educational and scientific opportunities, contributes an important agricultural element to the region, makes the area an attractive one in which to work and live, and contributes to the region's character. Views of Peavine Mountain and the mountains surrounding the Hunter Creek Canyon are especially cherished by the inhabitants of the Southwest Truckee Meadows. Night views are also significant, as residents appreciate the ability to view the planets and the stars without glare caused by city lights. One important aspect of the Southwest Truckee Meadows Area Plan is its attention to the preservation of dark sky.

The Mount Rose Highway provides a stunning panorama of the southern Truckee Meadows, the Sierra Nevada, and the Virginia Range. It is an important travel corridor through the Truckee Meadows to Lake Tahoe, as well as a significant gateway marking the transition between these diverse areas. From its intersection with U.S. Highway 395 west to the vicinity of Timberline Drive, the Mount Rose Highway is a four lane principal arterial with a center turn lane. This entranceway to the Mount Rose Wilderness is popular with residents of Washoe County as well as visitors to the area. Therefore, it is imperative to periodically evaluate the adequacy of the Mount Rose Highway Scenic Roadway Corridor Standards contained in the Washoe County Development Code. Any development along the Mount Rose Highway shall be built in such a way as to retain the visual quality of the highway.

The Southwest Truckee Meadows communities exist in close relation to large blocks of state and federal land (controlled primarily by the United States Forest Service). The cultural, natural, and recreational resources on these public lands, as well as on private lands are a key component of the area's character. Residents in this area have expressed a particular interest in innovative approaches to resource conservation and preservation, including production and utilization of alternative energy sources at the individual residence level, water conservation technology, and innovative waste management technologies. Whenever feasible, new homes will be orientated toward solar and wind exposure and geothermal resources to take advantage of natural and renewable energy sources. In addition, landscape designs for new development will emphasize the use of native vegetation.

Large ranches and open space in the Southwest Truckee Meadows have transitioned to residential development, resulting in a suburban development pattern within a rural context. Development has been predominantly residential with some commercial uses. Desired residential uses range from low density rural, at one dwelling unit per 10 acres, to medium density suburban, at one dwelling unit per third acre. Clustering residential uses, without increasing density, is encouraged for the few remaining developable parcels in this area. This would serve to reduce the visual impact of development, preserve as much open space as possible, and decrease the cost of building and maintaining required infrastructure. In order to maintain the residential quality of the planning area, only a moderate increase of commercial business is desired and that is to be located mainly along established transportation corridors. Neighborhood commercial development shall contribute to community character through careful consideration of architectural, landscaping, and site development standards. Washoe County will encourage and promote a mix of quality commercial services tailored to the growing needs of local residents. Future development shall be built in such a manner as to maintain open space and provide connections to existing and planned trails. When feasible, grading shall complement the original contours of the landscape and minimize disruption to the natural topography. Growth will be managed to minimize negative impacts on the area's character, particularly those impacts related to light, air and water pollution, wildlife and wildlife habitat, and the blending of new development with any existing development.



The Southwest Truckee Meadows defines itself as an area characterized by mature communities, evoking a pastoral sensibility in a suburban setting. As evidenced by their dedication to and interest in their neighborhoods, residents of the Southwest Truckee Meadows are proud of their communities and the rural lifestyle they are afforded. This plan aims to support the ongoing investment made by the residents of the Southwest Truckee Meadows in the preservation of this area's rural residential character. For the most part, the area is, or is planned to be, built out. The potential for any change in land use is limited. Therefore, the focus of this plan is not on growth, but on maintenance and support of already mature communities. The Washoe County Department of Water Resources will continue to provide services for water supply, wastewater treatment and flood management. The Roads Division will work to preserve the County's transportation and drainage infrastructure through its annual preventative maintenance program. And Washoe County Regional Parks and Open Space will strive to maintain and enhance the area's green spaces. The overriding objective of this plan is the maintenance and preservation of the rural residential character of the Southwest Truckee Meadows.

The Southwest Truckee Meadows planning area is home to several areas of distinct character. These areas can be grouped according to planned and existing land use.



As illustrated in the Southwest Truckee Meadows Character Management Plan map, the Southwest Truckee Meadows planning area is divided into a Rural Character Management Area (RCMA) and a Suburban Character Management Area (SCMA). The Suburban Character Management Area (SCMA) covers the vast majority of the plan area, while the Rural Character Management Area (RCMA) is located at its far western end.

## **Rural Character Management Area**

### **Mount Rose Wildland Open Space**

Open Space occupies a small portion of the plan area at its far western edge. It provides critical wildlife habitat and a variety of recreational opportunities. The preservation and enhancement of wild lands and access to them by way of multiuse trails is a crucial component in the preservation of the Southwest Truckee Meadows' character. Due to the sensitive nature of the environment in this area, substantial future development is not anticipated.

## **Suburban Character Management Areas**

### **West Truckee Meadows, ArrowCreek, and Timberline Wildland Transition**

These areas project a feeling of openness and a sense of living close to nature by enacting a suburban land use pattern within a rural context. Open Space and recreation are significant contributors to the character of these areas. Therefore, access to and enhancement of these recreational opportunities is a primary consideration in the preservation of community character. Because of the sensitive environmental conditions that define these areas, only limited new growth is expected. Low, Medium and High Density Rural as well as Open Space are the primary land use designations in effect here. The establishment of an appropriate land use pattern and site development guidelines will serve to implement and conserve the unique character of these areas.

The following areas have been identified as having unique characteristics with land use designations outlined in Goal One. These areas may warrant additional goals and policies specific to the area at some point in the future.

- West Truckee Meadows Wildland Transition Suburban Character Management Area
- Mt. Rose Wildland Open Space
- ArrowCreek Wildland Transition Suburban Character Management Area
- Timberline Wildland Transition Suburban Character Management Area
- Lakeside/Holcomb Suburban Character Management Area
- Foothill Suburban Character Management Area
- Thomas Creek Suburban Character Management Area
- Lower Galena Suburban Character Management Area



### West Truckee Meadows Area

The West Truckee Meadows community is located east of the Toiyabe National Forest and the foothills of the Carson Range and south of the Truckee River. The community has evolved from its agricultural and ranching roots and is now characterized by mixed land use, scenic views, and open space. Although the prevailing land use pattern is suburban, the West Truckee Meadows projects a distinctly rural feel. Key issues for the future of the West Truckee Meadows involve:

- Quality of life (schools, traffic, air pollution, etc.)
- Creation and maintenance of integrated trail systems and designated bridle paths
- Preservation of remaining open space and scenic views
- Conservation of water resources
- Integrity of canyons and watersheds
- Facilitation of public access to public lands
- Enhanced recreational opportunities
- Impact of nearby development on local traffic, especially I-80, 4<sup>th</sup> Street, and Mayberry Drive
- Attention to the uniqueness of the Hunter Creek Canyon and the Truckee River

Trails and recreational opportunities found in this area are utilized by residents throughout Washoe County as well as local residents. Ready access to the Truckee River, as well as other trails and bridle paths, shall be maintained and care should be taken that trailheads be clearly marked and easily accessible.

Because of the proximity of the West Truckee Meadows to the City of Reno, this area is often significantly impacted by growth issues caused by development within Reno's borders. The neighborhood hopes to encourage the City of Reno to develop in a responsible and sustainable manner, keeping in mind its effects on neighboring communities, particularly along the Fourth Street corridor.

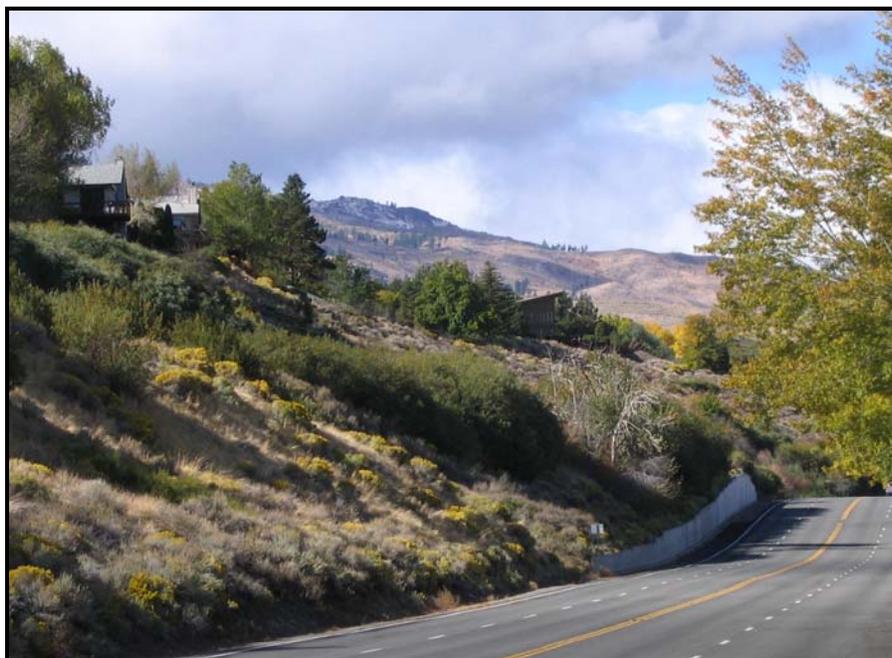
It is recognized that the West Truckee Meadows (WTM), as a community, lies partly within the Southwest Truckee Meadows planning area, and partly within the City of Reno and that its city and unincorporated residents are affected, not only by planning and development within the

Southwest Truckee Meadows planning area, but also by planning and development within other nearby areas of Reno and Washoe County.

Therefore, in regard to planning decisions for lands outside the Southwest Truckee Meadows planning area, the following particulars are intended only to advise Washoe County management as it works cooperatively with other government entities to ensure the best overall planning outcome for the entire Truckee Meadows region:

- Land use changes that would allow casinos within or proximate to the WTM area are to be discouraged because that use is incompatible with the character of the community.
- West Fourth Street, west McCarran Boulevard and Mayberry Drive are essential community transportation corridors that are interconnected. Existing development along Mayberry is overwhelmingly residential and a number of schools use Mayberry for primary access. If the carrying capacity of West Fourth Street is not increased to keep pace with increasing traffic demand, the resulting diversion of traffic from West McCarran onto Mayberry would have adverse safety and congestion impacts on residents, schools and the function of an essential intersection at West McCarran and Mayberry. Similarly, any land use changes that increase traffic hazards on Mayberry in the motorized and pedestrian access zones of West Truckee Meadows area schools should be particularly discouraged because increased danger to children.
- Intensification of land use on upper Peavine Mountain, such as additional suburban development, would have significant adverse effects on the West Truckee Meadows viewshed, which is a major asset of the community.
- Additional development along the I-80 corridor that significantly increases light or noise impacts on the West Truckee Meadows community would be significantly adverse to the character of the community.

Residents of the West Truckee Meadows are proud of and dedicated to their community. They would like to see the lifestyle afforded by the natural bounty of the area preserved and maintained. As the majority of the West Truckee Meadows area is essentially built out, no significant changes in land use and density are expected. Consideration of any future development must take into account its appropriateness to the character of the West Truckee Meadows and its effect on the issues listed above. The focus of this plan is not on growth, but on maintenance and support of already mature communities.



## Vision and Character Management

### Land Use

**Goal One: The pattern of land use designations and the specific allowed land uses in the Southwest Truckee Meadows Area Plan will implement the community character described in the Character Statement.**

#### Policies

- SW.1.1 The Southwest Truckee Meadows Character Management Plan map shall identify the West Truckee Meadows Wildland Transition Suburban Character Management Area, ArrowCreek Wildland Transition Suburban Character Management Area, Timberline Wildland Transition Suburban Character Management Area, Lakeside/Holcomb Suburban Character Management Area, Foothill Suburban Character Management Area, Thomas Creek Suburban Character Management Area, Lower Galena Suburban Character Management Area, and the Mt. Rose Wildland Open Space Rural Character Management Area.
- SW.1.2 **Policy Growth Level:** In order to manage the conservation of the Southwest Truckee Meadows distinctive character, future amendments to this plan which seek to intensify growth opportunities should be limited. All requests to intensify existing land uses will be carefully reviewed for their potential impact to the sustainable management of the area's natural resources, including but not limited to water and wildlife habitat. The resource management policies and procedures articulated in this plan are intended to ensure that all growth in the Southwest Truckee Meadows planning area occurs within the limits of sustainable resource management.
- SW.1.3 The following Regulatory Zones are permitted within the West Truckee Meadows Wildland Transition Suburban Character Management Area:
- General Rural (GR – One unit per 40 acres).
  - Low Density Rural (LDR – One unit per 10 acres).
  - Medium Density Rural (MDR – One unit per 5 acres).
  - High Density Rural (HDR – One unit per 2.5 acres).
  - Medium Density Suburban (MDS – Three units per 1 acre) – Limited to the areas designated MDS as of the effective date of this plan.
  - Low Density Suburban (LDS - One unit per 1 acre).
  - Neighborhood Commercial (NC).
  - Open Space (OS).
  - Public/Semi-public Facilities (PSP).
  - Parks and Recreation (PR).
- SW.1.4 The following Regulatory Zones are permitted within the ArrowCreek Wildland Transition Suburban Character Management Area:
- General Rural (GR – One unit per 40 acres).
  - Low Density Rural (LDR – One unit per 10 acres).
  - Medium Density Rural (MDR – One unit per 5 acres).
  - Low Density Suburban (LDS – One unit per 1 acre).
  - Public/Semi-public Facilities (PSP).

- f. Parks and Recreation (PR).
  - g. Open Space (OS).
  - h. High Density Rural (HDR) – Limited to the areas designated HDR as of the effective date of this plan.
- SW.1.5 The following Regulatory Zones are permitted within the Timberline Wildland Transition Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Public/Semi-public Facilities (PSP).
  - c. Parks and Recreation (PR).
  - d. Open Space (OS).
  - e. High Density Rural (HDR) Limited to the areas designated HDR as of the effective date of this plan.
- SW.1.6 The following Regulatory Zones are permitted within the Lakeside/Holcomb Suburban Character Management Area:
- a. General Rural (GR – One unit per 40 acres).
  - b. Low Density Rural (LDR – One unit per 10 acres).
  - c. Medium Density Rural (MDR – One unit per 5 acres).
  - d. Public/Semi-public Facilities (PSP).
  - e. Parks and Recreation (PR).
  - f. Open Space (OS).
  - g. Low Density Suburban (LDS – One unit per 1 acre).
  - h. High Density Rural (HDR – One unit per 2.5 acres).
- SW.1.7 The following Regulatory Zones are permitted within the Foothill Suburban Character Management Area:
- a. Open Space (OS).
  - b. Parks and Recreation (PR).
  - c. General Rural (GR).
  - d. Low Density Suburban (LDS – One unit per 1 acre).
  - e. Medium Density Suburban (MDS – Three units per 1 acre).
  - f. Public and Semi-public facilities (PSP).
- SW.1.8 The following Regulatory Zones are permitted within the Thomas Creek Suburban Character Management Area:
- a. Open Space (OS).
  - b. Parks and Recreation (PR).
  - c. General Rural (GR).
  - d. High Density Rural (HDR – One unit per 2.5 acres).
  - e. Low Density Suburban (LDS – One unit per 1 acre).
  - f. Medium Density Suburban (MDS – Three units per 1 acre).
  - g. Public and Semi-public facilities (PSP).

- SW.1.9 The following Regulatory Zones are permitted within the Lower Galena Suburban Character Management Area:
- Open Space (OS).
  - Parks and Recreation (PR).
  - General Rural (GR).
  - Low Density Suburban (LDS – One unit per 1 acre).
  - Medium Density Suburban (MDS – Three units per 1 acre).
  - Public and Semi-public facilities (PSP).
- SW.1.10 The following Regulatory Zones are permitted within the Mt. Rose Wildland Open space Rural Character Management Area:
- Open Space (OS).
  - Parks and Recreation (PR).
  - Public and Semi-public facilities (PSP).
- SW.1.11 This plan shall be interpreted to ensure that all existing entitlements as of the adoption of this plan are fully recognized.
- SW.1.12 Requests to intensify existing land uses in and around the West Truckee Meadows Wildland Transition Suburban Character Management Area shall be reviewed for potential impacts to the scenic value of the Fourth Street/I-80/Truckee River corridor.

**Goal Two: Common Development Standards in the Southwest Truckee Meadows Planning Area. Establish development guidelines that will implement and preserve the community character commonly found within the Southwest Truckee Meadows planning area.**

**Policies**

- SW.2.1 When feasible, given utility access constraints, grading for residential purposes after the date of final adoption of this plan will:
- Minimize disruption to natural topography.
  - Utilize natural contours and slopes.
  - Complement the natural characteristics of the landscape.
  - Preserve existing vegetation and ground coverage to minimize erosion.
  - Minimize cuts and fills.
- SW.2.2 Site development plans in the Southwest Truckee Meadows planning area must include a plan for the control of noxious weeds. The plan should be developed through consultation with the Washoe County District Health Department, the University of Nevada Cooperative Extension, and/or the Washoe-Storey Conservation District. The control plan will be implemented on a voluntary compliance basis.
- SW.2.3 Applicants directed to obtain a variance, special use permit, tentative map, or master plan amendment shall be required to present their items to the Citizen Advisory Board (CAB) and submit a statement to staff regarding how the final proposal responds to the community input received at the CAB.
- SW.2.4 During review of tentative maps and other development proposals, the Planning Commission will review the adequacy of the minimum standards established under Goal 2; and upon a finding that a standard is inadequate to implement

- these goals, may impose other similar standards as necessary to implement the relevant goal. Said similar standards may include but are not limited to, perimeter parcel matching and alternative construction materials.
- SW.2.5 Any lighting proposed must show how it is consistent with current best practice “dark-sky” standards. In subdivisions established after the date of final adoption of this plan the use of streetlights will be minimized.
- SW.2.6 Street lights, security lights, and other outdoor lighting should be powered by solar or other renewable energy sources whenever possible.
- SW.2.7 Whenever feasible, new homes should be located in a manner that facilitates the immediate use of, or future conversion to, renewable energy technologies. This includes home orientation to solar and wind exposure and geothermal resources.
- SW.2.8 All landscape designs will emphasize the use of native vegetation, with non-native and atypical vegetation integrated sparingly into any landscaped area.
- SW.2.9 Prior to their incorporation into the Development Code, the standards established in policies SW.2.1-SW.2.14 will be implemented through tentative map conditions, improvements plans, CC&Rs, deed restrictions, or other methods deemed as appropriate by the Director of Community Development. When appropriate, Washoe County staff shall establish the implementation measures as conditions of tentative map approval.
- SW.2.10 The impact of development on adjacent land uses will be mitigated. The appropriate form of mitigation should be determined through a process of community consultation and cooperation. Applicants should be prepared to demonstrate how the project conforms to this policy.
- SW.2.11 Development activities should be designed to support the efficient use of infrastructure, and the conservation of recharge areas, habitat, and open vistas.
- SW.2.12 Proposals for special use permits to establish a non-residential uses in a residential regulatory zone will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department on a case-by-case basis.
- SW.2.13 The review of all special use permits for the establishment of non-residential uses in a Rural Character Management Area must include a consideration of how the proposed use will impact adjacent neighborhoods, including but not limited to: dark-sky lighting standards, hours of operation, traffic, parking and safety impacts, and its contribution to the community character as described in the character statement.
- SW.2.14 The approval of all special use permits and administrative permits must include a finding that the community character as described in the character statement can be adequately conserved through mitigation of any identified potential negative impacts. Mitigation measures shall be reviewed by the Washoe County Planning Commission as well as by the relevant Citizen Advisory Board.
- SW.2.15 Clustering of density to facilitate the efficient use of infrastructure and maintenance of habitat and open space is appropriate. Land owners who seek to create new parcels but choose not to cluster should be able to demonstrate how habitat, recharge areas, and open space will be preserved.



**Transportation**

**Goal Three: The regional and local transportation system in the Southwest Truckee Meadows planning area will be a safe, efficient, multi-modal system providing access to commercial services, public lands and recreational opportunities, as well as efficient connections to the greater region. The system will contribute to the preservation and implementation of the community character as described in the SWTM Vision and Character Statement.**

**Policies**

- SW.3.1 Washoe County will work with the Regional Transportation Commission (RTC) and neighboring jurisdictions to ensure that the mitigation of potential development impacts in neighboring jurisdictions is consistent with the intent of Policies SW.3.1 through SW.3.7. Where new development is proposed near existing and planned school sites, appropriate efforts will be taken by the approving entity to reduce or eliminate access conflicts that might increase the danger to school age children.
- SW.3.2 The necessary right-of-way and intersection requirements identified in the Regional Transportation Plan will be protected through dedication, setback or other method deemed adequate and appropriate by the Regional Transportation Commission and Washoe County.
- SW.3.3 Washoe County will ensure that the details of all new road construction that implements the adopted Regional Transportation Plan will be subject to a comprehensive public review and comment process.
- SW.3.4 Washoe County will work with the Regional Transportation Commission to ensure that the design of all road improvements identified in the RTC Regional Transportation Plan provide for the safe intersection of any trail or proposed trail identified on the Recreational Opportunities Plan map.
- SW.3.5 Washoe County will be an advocate for the establishment of efficient transit services to and within the Southwest Truckee Meadows planning area.
- SW.3.6 Washoe County will work with the Regional Transportation Commission to develop and implement a bikeways plan for the Southwest Truckee Meadows planning area that is integrated with the local and regional trails system and provides access to recreational opportunities, and public spaces such as schools and commercial areas (See Recreational Opportunities Plan map).
- SW.3.7 Washoe County will work with the Nevada Department of Transportation to conduct and implement a corridor study for the portion of Highway 431 that traverses the planning area.
- SW.3.8 Where gated communities are created, public pass-through (vehicular and pedestrian) shall be required as appropriate to minimize travel distance and provide adequate linkages and access to public lands.



- SW.3.9 Washoe County will encourage the City of Reno and the Regional Transportation Commission to widen Fourth Street in order to maintain the Level of Service on Mayberry Drive as determined by the Regional Transportation Commission.

## Resources

**Goal Four: Resources key to the preservation and implementation of the character described in the Character Statement will be protected and, where possible, enhanced.**

### Policies

- SW.4.1 Washoe County will continue to pursue opportunities for the public acquisition of lands in the planning area that contain key resources necessary for the long term preservation and enhancement of the area's character.
- SW.4.2 Washoe County will cooperate with other agencies, institutions, and local residents to ensure that recreational, educational and scientific activities based on the area's key resources will be supported and encouraged, particularly where those activities contribute to the character of the local community and are beneficial to the broader region.
- SW.4.3 Should Washoe County undertake to study the merit of supporting the disposal of federal land in the planning area for development or other purposes, the criteria used to identify specific areas for disposal must include the protection of key cultural, archaeological, natural (including water), habitat, recreational, and other special resources from adverse impacts.

## Scenic/Recreational/Cultural Resources

**Goal Five: Maintain open vistas and minimize the visual impact of hillside development in a manner that implements the community character described above.**

### Policies

- SW.5.1 With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of new utility distribution infrastructure within the SWTM Management Area. Utility transmission facilities shall require a special use permit. In considering whether to grant a special use permit, or in consideration of any conditions, including underground placement, which may be placed upon an approval, the Planning Commission will utilize the best available information, including but not limited to the most recent Regional Utility Corridor Report, and any Environmental Impact Statement or other study undertaken regarding the proposal.
- SW.5.2 The Washoe County Departments of Community Development and Public Works will establish and oversee compliance with design standards for grading that minimize the visual impact of all residential and non-residential hillside development, including road cuts and driveways.
- SW.5.3 The grading design standards referred to in Policy SW.5.2 will, at a minimum, ensure that disturbed areas shall be finished and fill slopes will not exceed a 3:1 slope, and that hillside grading will establish an undulating naturalistic appearance by creating varying curvilinear contours.
- SW.5.4 When necessary to mitigate the impact of road cuts, driveways and similar features on prominent hillsides, staff may require the installation of landscaping that will significantly soften the visual impact within three years of installation. Maintenance plans for these landscaped areas may be required.

SW.5.5 Review of requests to intensify hillside development shall consider the visual impacts of the development on surrounding areas.

**Goal Six: Maintain and enhance the scenic value of the State Route 431 corridor.**

**Policies**

SW.6.1 The State Route 431 corridor through the planning area is designated a Scenic Corridor as depicted on the SWTM Character Management Plan map.

SW.6.2 Development Standards along the corridor will be consistent with the implementation of the corridor study described in policy SW.3.7.

SW.6.3 Washoe County will adopt further standards to enhance and maintain the value of the corridor as a scenic area. At a minimum, these standards will prohibit the establishment of new commercial land uses west of the intersection of State Route 431 and Thomas Creek Parkway.

**Goal Seven: Public and private development will respect the value of cultural and historic resources in the community.**

**Policies**

SW.7.1 Prior to the approval of master plan amendments, tentative maps, or public-initiated capital improvements in the Southwest Truckee Meadows planning area, the Nevada Department of Conservation and Natural Resources will be contacted and, if the department requests, an appropriate archaeological investigation will be conducted.

SW.7.2 Washoe County will cooperate and participate with state, federal and Native American agencies in the planning and conservation activities of those agencies related to cultural and historic resources.

SW.7.3 Washoe County will pursue funding opportunities for the identification and conservation of cultural and historic resources.

SW.7.4 Educational and interpretive displays will be provided at all parks and trailheads to provide the public with pertinent information regarding cultural and historic resources located in or near those facilities.



**Goal Eight: The Southwest Truckee Meadows planning area will contain an extensive system of trails that integrates other recreational facilities, the Regional Trail System, public lands, schools, and transit facilities. This trail system will contribute to the preservation and implementation of the community character.**

#### **Policies**

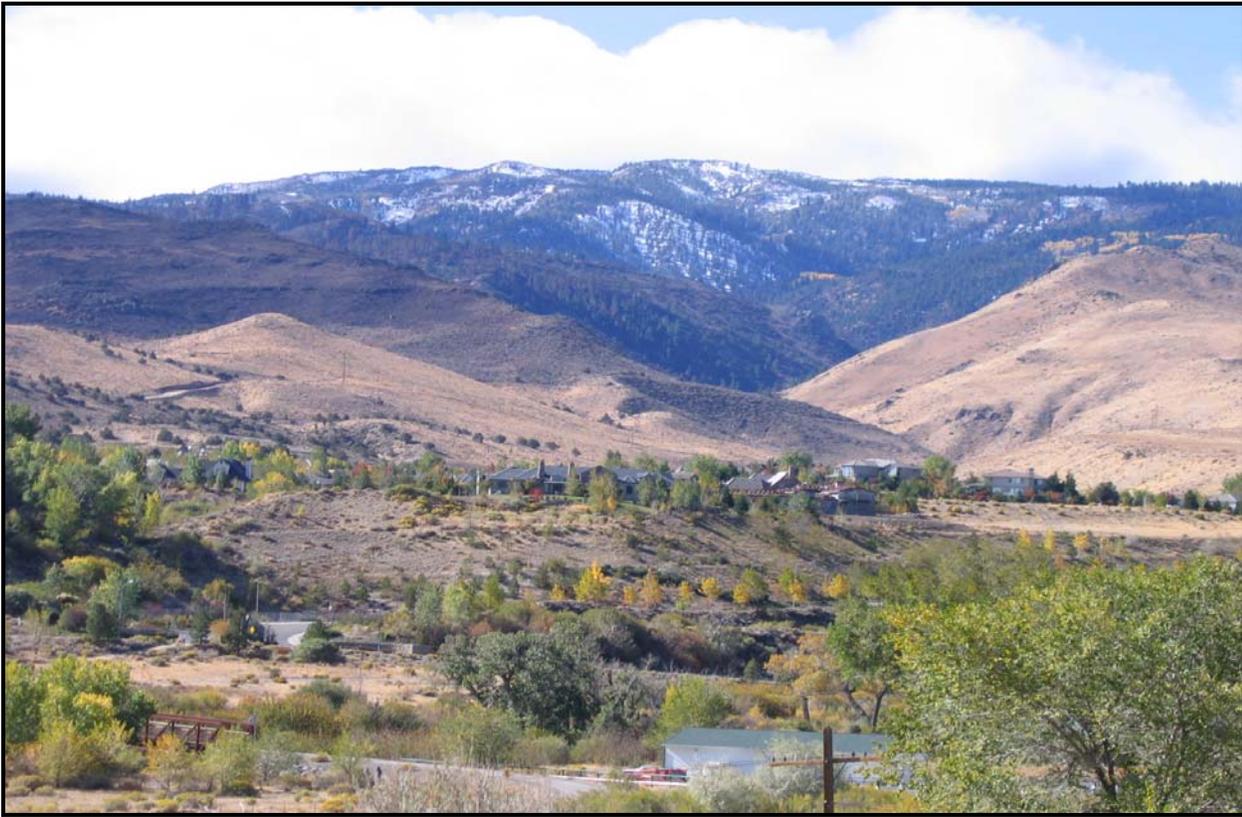
- SW.8.1 Updates to the Parks District Master Plan for the Southwest Truckee Meadows planning area will look to this goal and the following policies for direction. The Parks District Master Plan will seek to preserve and implement the community character.
- SW.8.2 New trails will be designed to accommodate equestrian, pedestrian and off-road bicycle traffic, unless technical or severe environmental or economic hardships warrant consideration of a more limited use.
- SW.8.3 Trails that provide links to the facilities listed in Goal 8 should receive priority for funding, planning, and construction.
- SW.8.4 Parking will be provided at all trailheads unless technical or safety issues prevent the construction of parking facilities or it is determined that the parking facility cannot be adequately screened or buffered from adjacent residential properties. Points of access other than trailheads may be depicted on the Recreational Opportunities Plan map, but do not require parking facilities.
- SW.8.5 As new residential and commercial properties develop in the Southwest Truckee Meadows planning area, the Washoe County Department of Regional Parks and Open Space will review development proposals for potential trail connections.
- SW.8.6 Access to existing trails will be protected and improved whenever possible. During the process of development review, the Washoe County Departments of Community Development and Regional Parks and Open space will request dedication of property and/or easements when appropriate trail alignments have been identified that link significant nodes within the Southwest Truckee Meadows planning area or connect existing trails or otherwise implement Goal 8.
- SW.8.7 Development proposals and population trends will be evaluated on their impact to an established community standard of seven acres of Community Park per 1,000 residents. When warranted, the Washoe County Department of Regional Parks and Open Space will request the dedication of an appropriate amount of community park acreage as property develops within the planning area.

**Goal Nine: Cooperate with state and federal agencies in the management of public lands in the planning area.**

#### **Policies**

- SW.9.1 Washoe County recognizes a growing pressure on public lands brought on by an increasing demand for outdoor recreational activities. Washoe County will work with the United States Forest Service (USFS) to ensure that Management Plans for federal lands in the planning area consider the growing impact of recreational activities on residents of the area.





## Natural Resources

### Air Resources

**Goal Ten: The Southwest Truckee Meadows planning area will maintain or exceed federal, state and local carbon monoxide, ambient particulates (pm10) and ozone air quality standards. The vistas of the surrounding ridges and more distant mountain ranges will not be obstructed by man-made pollutants.**

### Policies

- SW.10.1 Washoe County will ensure that the Regional Transportation Commission gives significant consideration to issues of air quality in the creation of any regional transportation plan that may have the ability to positively or negatively impact air quality in the Southwest Truckee Meadows planning area.
- SW.10.2 Development in the SWTM area will comply with all local, state and federal standards regarding air quality.
- SW.10.3 The granting of special use permits in the SWTM planning area must be accompanied by a finding that no significant degradation of air quality will occur as a result of the permit. As necessary, conditions may be placed on special use permits to ensure no significant degradation of air quality will occur. The Department of Community Development will seek the advice and input of the Air Quality Division of the Department of Health in the implementation of this policy.

## Land Resources

**Goal Eleven: The built environment will minimize the destructive potential of any identified natural hazard, including but not limited to wildland fire, earthquakes and land slides.**

### Policies

- SW.11.1 Development proposals, with the exception of single family homes and uses accessory to single family homes, within the Southwest Truckee Meadows planning area will include detailed soils and geo-technical studies sufficient to:
- Ensure structural integrity of roads and buildings.
  - Provide adequate setbacks from potentially active faults or other hazards.
  - Minimize erosion potential.
- SW.11.2 Development proposals on areas with identified geological hazards will follow the recommendations of any geo-technical study conducted pursuant to Policy SW.11.1.
- SW.11.3 Washoe County is working with regional partners to ensure that the County's Development Code reflects best practices for wildland fire prevention and management for development activities in the wildland suburban interface. Prior to the amendment of the Development Code to incorporate the relevant codes and practices, applicants for any discretionary approval must show how their project will manage the potential threat of wildland fire. Plans that propose the use of defensible space must include a maintenance plan for that space that demonstrates how that area will be maintained and managed for the life of the project.

**Goal Twelve: Public and private development will respect the value of wildlife and wildlife habitat to the community.**

### Policies

- SW.12.1 Prior to the approval of master plan amendments, tentative maps, public initiated capital improvements, or any project impacting 10 or more acres in the Southwest Truckee Meadows planning area, the Nevada Department of Wildlife will be contacted and given an opportunity to provide conservation, preservation, or other wildlife and habitat management input to the project.
- SW.12.2 Any development that has the potential to negatively impact an established wildlife migration route or critical habitat, including but not limited to traditional mule deer migration routes and the Pacific Flyway for migratory birds, must demonstrate how that project will protect the integrity of the migration route or habitat.



*Hawk*



*Mule Deer*



*Coyote*

**Goal Thirteen: Mining in the Southwest Truckee Meadows planning area will be compatible with existing residential, agricultural, ranching, and educational uses.**

**Policies**

- SW.13.1 Mining activities in the SWTM planning area must be adequately screened and/or buffered from residential and educational land uses and from roadways designated arterials or highways on the SWTM Streets and Highways System Plan map.
- SW.13.2 Proposals for mining activities will be subject to a Public Health Impact Review (PHIR), to be conducted jointly by Community Development staff and Washoe County District Health Department staff. The specific content and methodology of the PHIR will be determined by the Washoe County District Health Department with the cooperation of the Washoe County Community Development Department, on a case-by-case basis.

**Water Resources – Flooding**

**Goal Fourteen: Personal and economic losses associated with flooding will be minimized. Development in the Southwest Truckee Meadows planning area will mitigate any increase in volume of runoff to ensure that the flood hazard to existing developed properties is not exacerbated.**

**Policies**

- SW.14.1 Development within the Southwest Truckee Meadows planning area will conform to Regional Water Plan Policy 3.1.c: “Flood Plain Storage Outside the Truckee River Watershed,” as well as locally specific flood control requirements as adopted by Washoe County.
- SW.14.2 Development in the Southwest Truckee Meadows planning area will be protected from damage caused by a one percent chance flood event, either by elevation above or avoidance of the regulatory floodplain. Washoe County will utilize the best available data to identify the extent of the one percent chance floodplain.

**Water Resources – Supply**

**Goal Fifteen: Water resources will be supplied to land uses in the Southwest Truckee Meadows planning area according to the best principles/practices of sustainable resource development. Because all existing residences are supplied by groundwater wells, future development must be constrained to the sustainable groundwater yield of the basins in the planning area. Pumping impacts to existing domestic wells shall be minimized. Whenever possible, future water supply systems will be designed to lessen the burden on existing municipal and domestic wells.**

**Policies**

- SW.15.1 Development proposals must be consistent with Regional Water Plan Policies as outlined in the Washoe County Comprehensive Regional Water Management Plan:
- 1.3.b, “Protection and Enhancement of Groundwater Recharge;”
  - 1.3.d, “Water Resources and Land Use;”
  - 1.3.e, “Water Resource Commitments;” and
  - 1.3.g, “Groundwater Resource Development and Management of Water Quality.”
- SW.15.2 The Washoe County Department of Water Resources (DWR) will closely review requests to transfer water resources in and between hydrographic basins.

Unless the request can be shown to provide significant benefits to the sustainable use of water resources in the planning area, Washoe County will protest the transfer request.

- SW.15.3 Water rights shall be dedicated to Washoe County for all maps of division into large parcels, parcel maps, and subdivision maps, as well as all new, civic, commercial and industrial uses.

### Water Resources – Quality

**Goal Sixteen: The quality of water from the Southwest Truckee Meadows Hydrographic Basins will be protected from further degradation resulting from human activities.**

#### Policies

- SW.16.1 The Washoe County Department of Water Resources will implement and maintain a Wellhead Protection Plan for Washoe County's municipal well facilities in the SWTM hydrographic basins, and encourage other purveyors to develop and implement plans for the protection of groundwater resources.
- SW.16.2 The use of new production wells for future development must not create water quality degradation towards existing production and domestic wells.
- SW.16.3 Project conformance with the Washoe County Comprehensive Regional Water Management Plan and other policies pertaining to water listed under Goal 16 shall be reviewed by Washoe County Department of Water Resources.

**Goal Seventeen: Watershed protection and groundwater recharge will be prime considerations towards future development activities.**

#### Policies

- SW.17.1 The Washoe County Regional Water Planning Commission will continue to work towards implementing a Watershed Protection Plan (RWMP Policy 3.1.e) for the SWTM basins and encourage development to implement plans for the protection of groundwater resources.
- SW.17.2 Natural groundwater recharge areas will be protected from development when possible. When planned development does impose on natural recharge areas, mitigation measures will be taken. Projects shall be found in conformance with the Washoe County Comprehensive Regional Water Management Plan Resources as specified in Policy 15.1. When possible, the relevant Citizen Advisory Board shall review comments by Washoe County Department of Water Resources on mitigation measures to be taken by the applicant.
- SW.17.3 The use of curb and gutter will be minimized. The use of Best Management Practices is encouraged to promote groundwater recharge, minimize land disturbance and control erosion.



**Goal Eighteen: Maintain and enhance the value of wetlands and their associated habitats for their groundwater recharge, aesthetic, environmental, educational, recreational, effluent reuse, storm water runoff and flood control purposes. Washoe County will act to ensure the best possible balance between these wetland area uses.**

#### **Policies**

- SW.18.1 All development will meet or exceed the standards for wetland development and impact established by state and federal agencies responsible for wetlands management.
- SW.18.2 Land use proposals that include wetlands areas must demonstrate how they are consistent with Goal 26.
- SW.18.3 Development proposals that impact any area designated "potential wetlands" on the Development Suitability map must conduct a wetlands delineation study and obtain Army Corps of Engineers certification of the proposed wetlands.
- SW.18.4 Washoe County will work with state, federal, and private agencies to support the development and implementation of programs and initiatives that are consistent with Goal 18.

#### **Water Resources – Service/Wastewater**

**Goal Nineteen: Water resources and wastewater treatment and disposal will be provided to residential and non-residential uses in a manner that implements and preserves the community character as described in the SWTM Vision and Character Statement.**

#### **Policies**

- SW.19.1 Tentative subdivision maps will not be approved for any development until the infrastructure and resource needs of that development have been evaluated by the Department of Water Resources and found consistent with all applicable water and wastewater resources and facilities plans.
- SW.19.2 Washoe County will encourage alternative wastewater treatment technologies that are demonstrated to release effluent of improved quality and provide protection against further degradation of surface and groundwater quality.
- SW.19.3 Washoe County will evaluate any proposal for community wastewater treatment facilities for its impact on water quality. Appropriate mitigation will be required for any identified potential negative impacts to water quality.

#### **Plan Maintenance**

**Goal Twenty: Amendments to the SWTM Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the SWTM Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement.**

#### **Policies**

- SW.20.1 In order for the Washoe County Planning Commission to recommend the approval of ANY amendment to the SWTM Area Plan, the following findings must be made:
- a. The amendment will further implement and preserve the Vision and Character Statement.

b. The amendment conforms to all applicable policies of the SWTM Area Plan and the Washoe County Master Plan, and the Regional Water Management Plan.

c. The amendment will not conflict with the public's health, safety or welfare.

SW.20.2 For any amendment that proposes to

- Revise the Vision and Character statement;
- Revise Goal One or its associated policies;

The Washoe County Planning Commission must find that the Department of Community Development has conducted a series of community visioning workshops with the appropriate Citizen Advisory Board (CAB) and the results of that process, including any CAB and staff recommendations, have been included and discussed in the staff analysis of the proposed amendment. Proposals to alter the boundaries of an identified character management area must be accompanied by a proposed land use change, and the land use proposal must meet all of the applicable policies of the SWTM Area Plan.

SW.20.3 In order for the Washoe County Planning Commission to recommend approval of any amendment involving a change of land use, the following findings must be made:

- a. The impacts of the amendment are within commonly accepted thresholds of sustainable resource management and the county's ability to manage the conservation of the area's character will not be compromised.
- b. A feasibility study has been conducted, commissioned and paid for by the applicant, relative to municipal water, sewer and storm water that clearly identifies the improvements likely to be required to support the intensification, and those improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for SWTM by the Department of Water Resources. The Department of Water Resources will establish and maintain the standards and methodologies for these feasibility studies.
- c. A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Southwest Truckee Meadows planning area and the improvements likely to be required to maintain/achieve the adopted level of service. This finding may be waived by the Department of Public Works for projects that are determined to have minimal impacts. The Department of Public Works may request any information it deems necessary to make this determination.
- d. For amendments that propose new or intensified commercial land use, the scale of the intended use shall be shown to be community serving in nature. Casinos are not appropriate in the Southwest Truckee Meadows planning area.
- e. For residential land use intensifications, the potential increase in residential units will not exceed Washoe County's applicable policy growth level for the SWTM Area Plan, as established under Goal One.
- f. If the proposed intensification will result in a drop below the established policy level of service for transportation (as established by the Regional Transportation Commission and Washoe County) within the Southwest Truckee Meadows planning area, the necessary improvements required to maintain the established level of service are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation

Improvement Program within three years of approval of the intensification. For impacts to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

- g. If roadways impacted by the proposed intensification are currently operating below adopted levels of service, the intensification will not require infrastructure improvements beyond those articulated in Washoe County and regional transportation plans AND the necessary improvements are scheduled in either the Washoe County Capital Improvements Program or Regional Transportation Improvement Program within three years of approval of the intensification.
- h. Proposed amendments shall complement the long range plans of facilities providers for transportation, water resources, schools and parks as reflected in the policy growth level established in Policy 1.2.
- i. If the proposed intensification results in existing public school facilities exceeding design capacity and compromises the Washoe County School District's ability to implement the neighborhood school philosophy for elementary facilities, then there must be a current capital improvement plan or rezoning plan in place that would enable the District to absorb the additional enrollment. The Washoe County Planning Commission, upon request of the Washoe County School Board of Trustees, may waive this finding.
- j. Any existing development in the Southwest Truckee Meadows planning area, the South Valleys planning area, the Forest planning area, or the Southeast Truckee Meadows planning area which is subject to the conditions of a special use permit will not experience undue hardship in its ability to continue to comply with the conditions of the special use permit or otherwise to continue operation of its permitted activities.

SW.20.4 For proposals to establish or intensify commercial land uses, the applicant shall provide a market analysis, articulating the anticipated trade area, providing convincing evidence of a need to increase the inventory of commercial land use opportunities, and otherwise demonstrating the scale of the intended use to be community serving in nature.

SW.20.5 The Department of Community Development will provide the Planning Commission with a status report on the implementation of this plan no later than 24 months from the date of adoption.

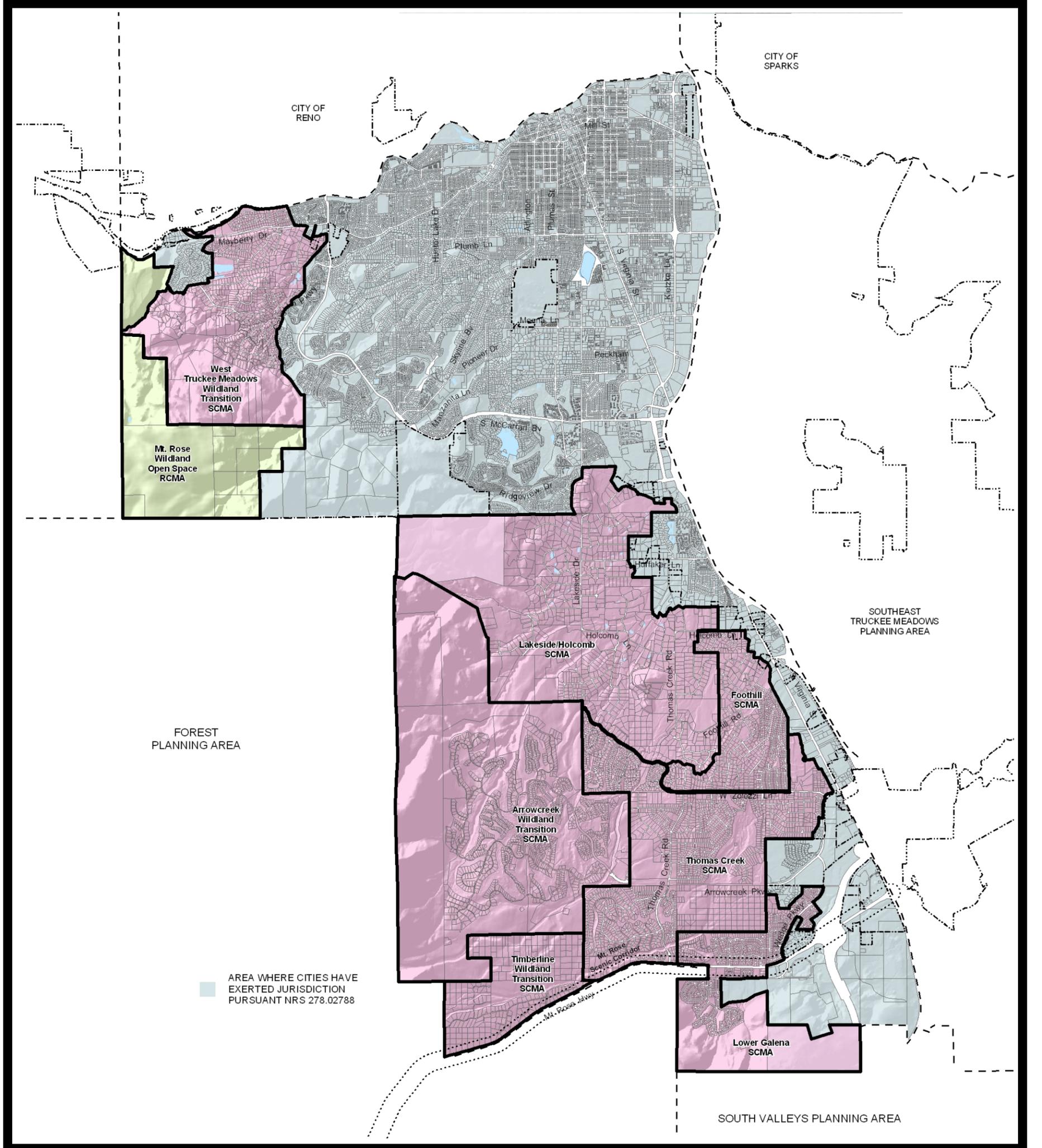


## Appendix A - Maps

### Contents

|                                           | Page |
|-------------------------------------------|------|
| Character Management Plan .....           | A-3  |
| Development Suitability .....             | A-5  |
| Master Plan .....                         | A-7  |
| Public Services and Facilities Plan ..... | A-9  |
| Recreational Opportunities Plan .....     | A-11 |
| Streets and Highways System Plan .....    | A-13 |

This page intentionally left blank.



# SOUTHWEST CHARACTER MANAGEMENT PLAN

- SUBURBAN CHARACTER MANAGEMENT AREA
- RURAL CHARACTER MANAGEMENT AREA

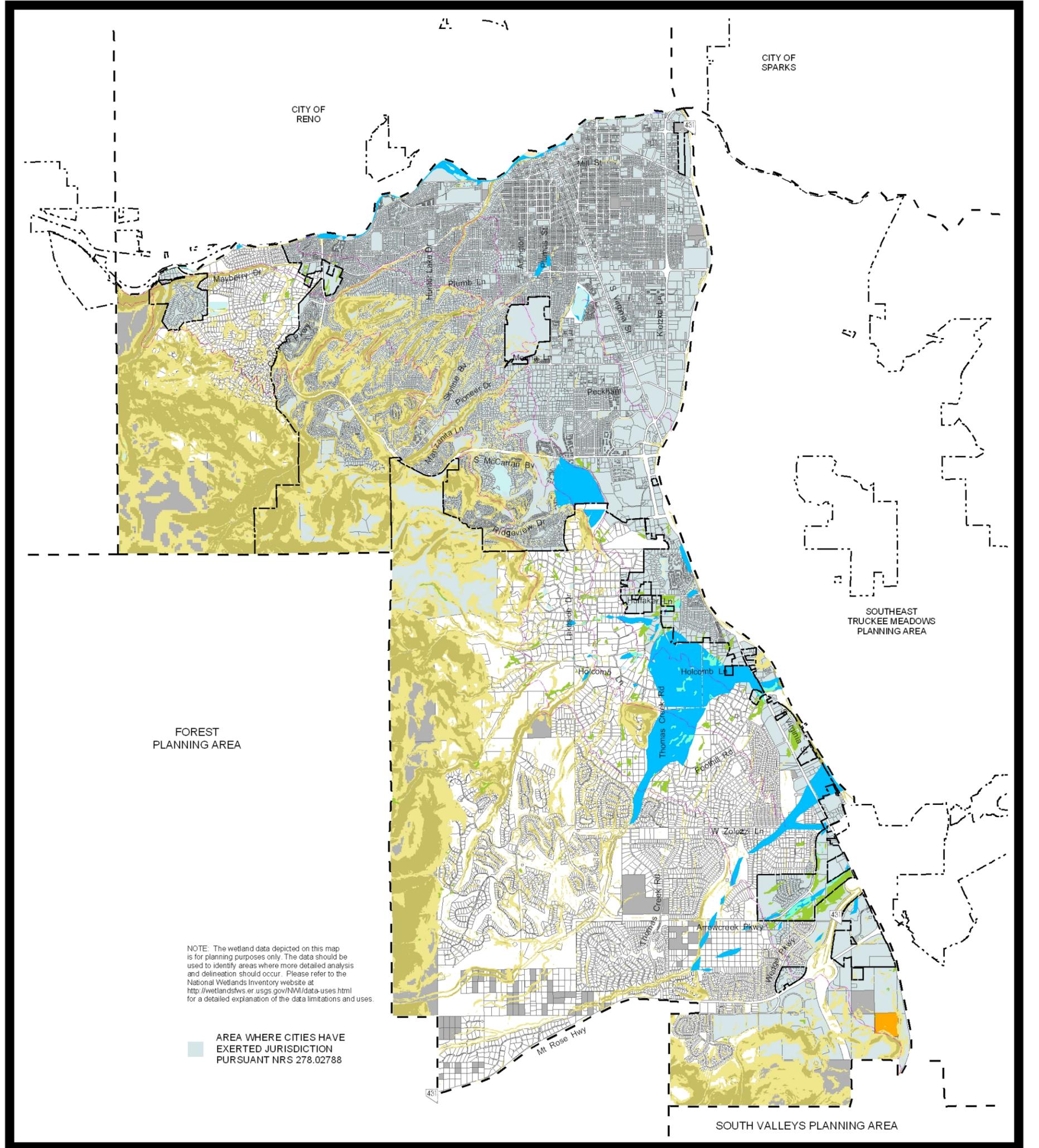
NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**WASHOE COUNTY  
NEVADA**

Reno, Nevada 89520 Post Office Box 11130  
(775) 328-3600

This page intentionally left blank.



### SOUTHWEST DEVELOPMENT CONSTRAINTS / SUITABILITY

- INTERMITTENT LAKE / ISLANDS
- WATER BODY
- RENO/SPARKS CITY LIMITS
- FEDERAL PUBLIC LAND
- ROADS
- COUNTY PLANNING AREA BOUNDARY
- DITCHES
- NATIONAL CONSERVATION AREA (NCA) BOUNDARY
- WILDLIFE REFUGE (SHELDON)
- AREAS OF CRITICAL ENVIRONMENTAL CONCERN (ACEC)
- WILDERNESS AREAS (WA)
- WILDERNESS STUDY AREAS (WSA)
- SLOPES GREATER THAN 15%
- SLOPES GREATER THAN 30%
- 100-YEAR FLOOD HAZARD
- FLOODWAY (FEMA)
- POTENTIAL WETLANDS
- BOTH POTENTIAL FLOOD HAZARD AND POTENTIAL WETLANDS
- U.S. ARMY CORPS OF ENGINEERS C.W.A. SECTION 404 WETLANDS (Limited / Known Coverage)
- UNCONSTRAINED

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**Department of  
Community Development**

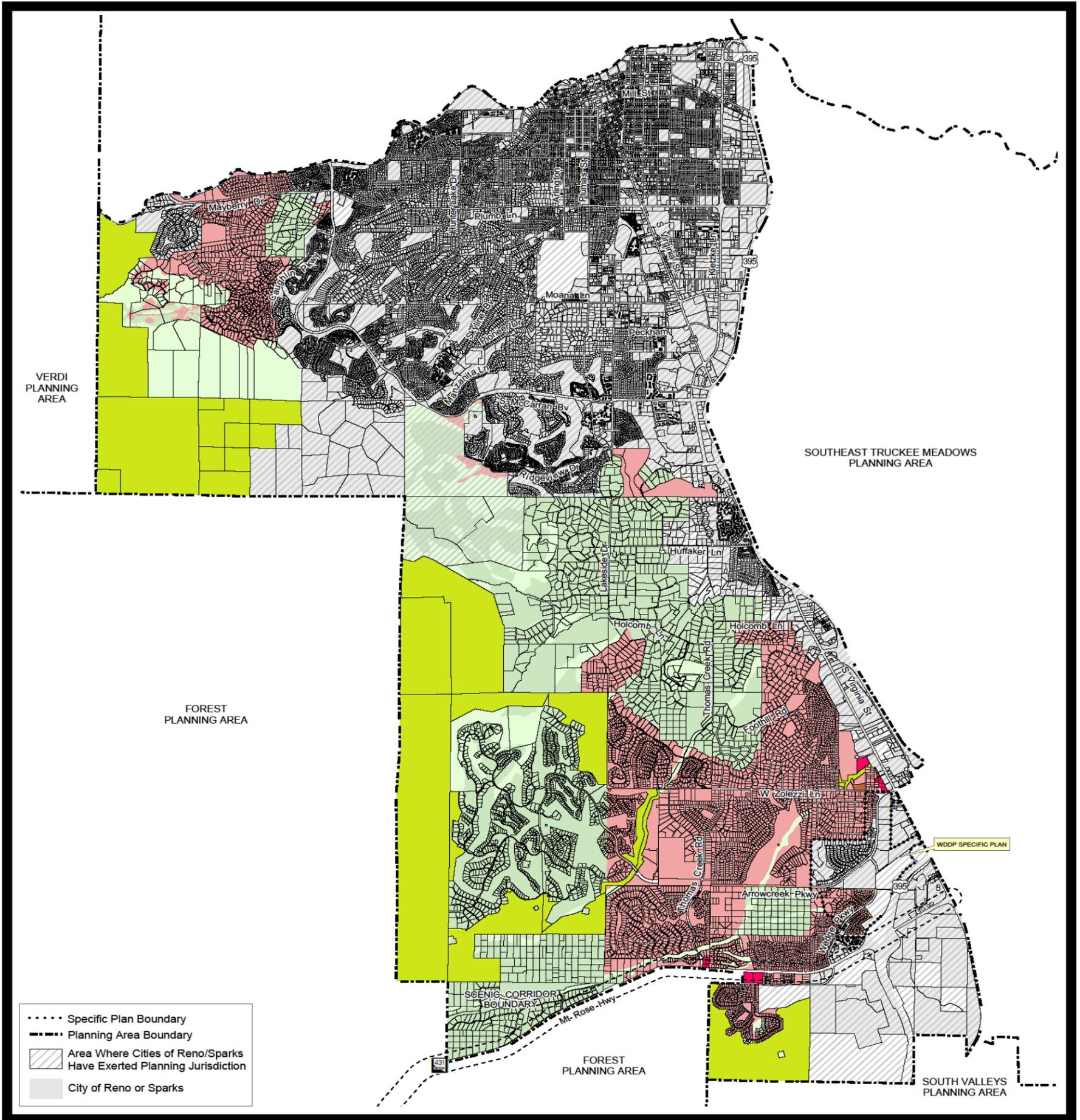
**WASHOE COUNTY  
NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

SOURCE: Community Services/Bureau of Land Management (BLM)/U.S. Fish and Wildlife Service/US Forest Service/National Wetland Inventory

WCPC ADOPTION DATE: January 5, 2010  
BCC ADOPTION DATE: February 9, 2010  
RPC ADOPTION DATE: March 10, 2010

This page intentionally left blank.



### SOUTHWEST MASTER PLAN MAP

- RURAL
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- URBAN RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- OPEN SPACE

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

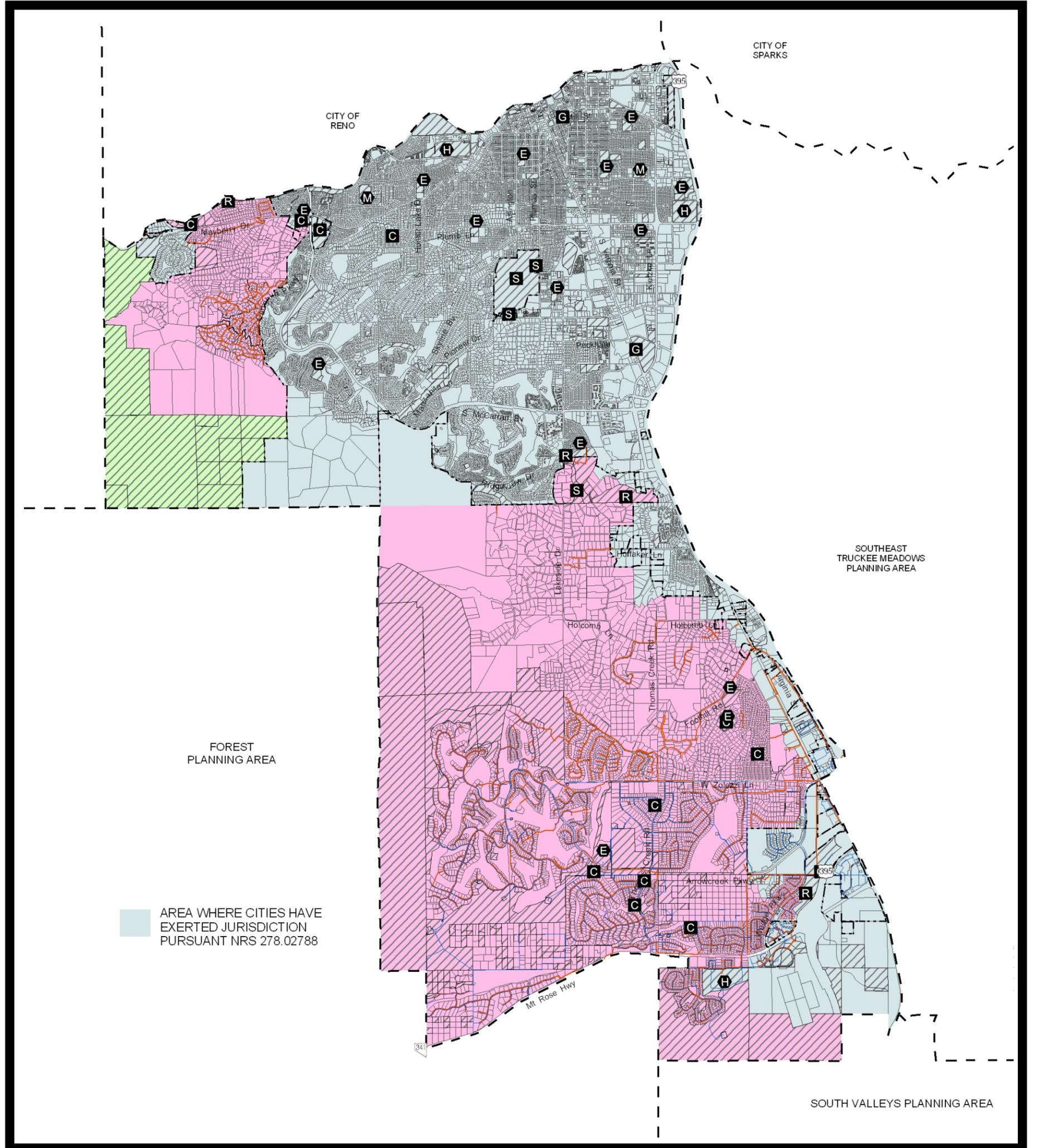
DATE: 2/4/16 DIRECTOR: William Whitney

**Community Services Department**

**WASHOE COUNTY NEVADA**

Post Office Box 11130  
Reno, Nevada 89520 (775) 328-3600

This page intentionally left blank.



## SOUTHWEST PUBLIC SERVICES & FACILITIES PLAN

### PUBLIC SERVICES

- SUBURBAN COMMUNITY WATER AND SANITARY SEWER SERVICE AREA
- RURAL SERVICE AREA (NOT PLANNED FOR COMMUNITY WATER AND SANITARY SEWER)
- COMMUNITY WATER LINES
- COMMUNITY SANITARY SEWER LINES
- PUBLIC LAND

### PUBLIC FACILITIES (Existing)

- F FIRE STATION
- E SCHOOL (E-Elementary, M-Middle, H-High)
- G GOVERNMENT BUILDING (Libraries, Administration Buildings, etc.)
- C PARK (C-Community, R-Regional, N-Neighborhood, S-Special Use)

Please also refer to the adopted Park District Master Plans.

WCPC ADOPTION DATE: January 5, 2010  
 BCC ADOPTION DATE: February 9, 2010  
 RPC ADOPTION DATE: March 10, 2010

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



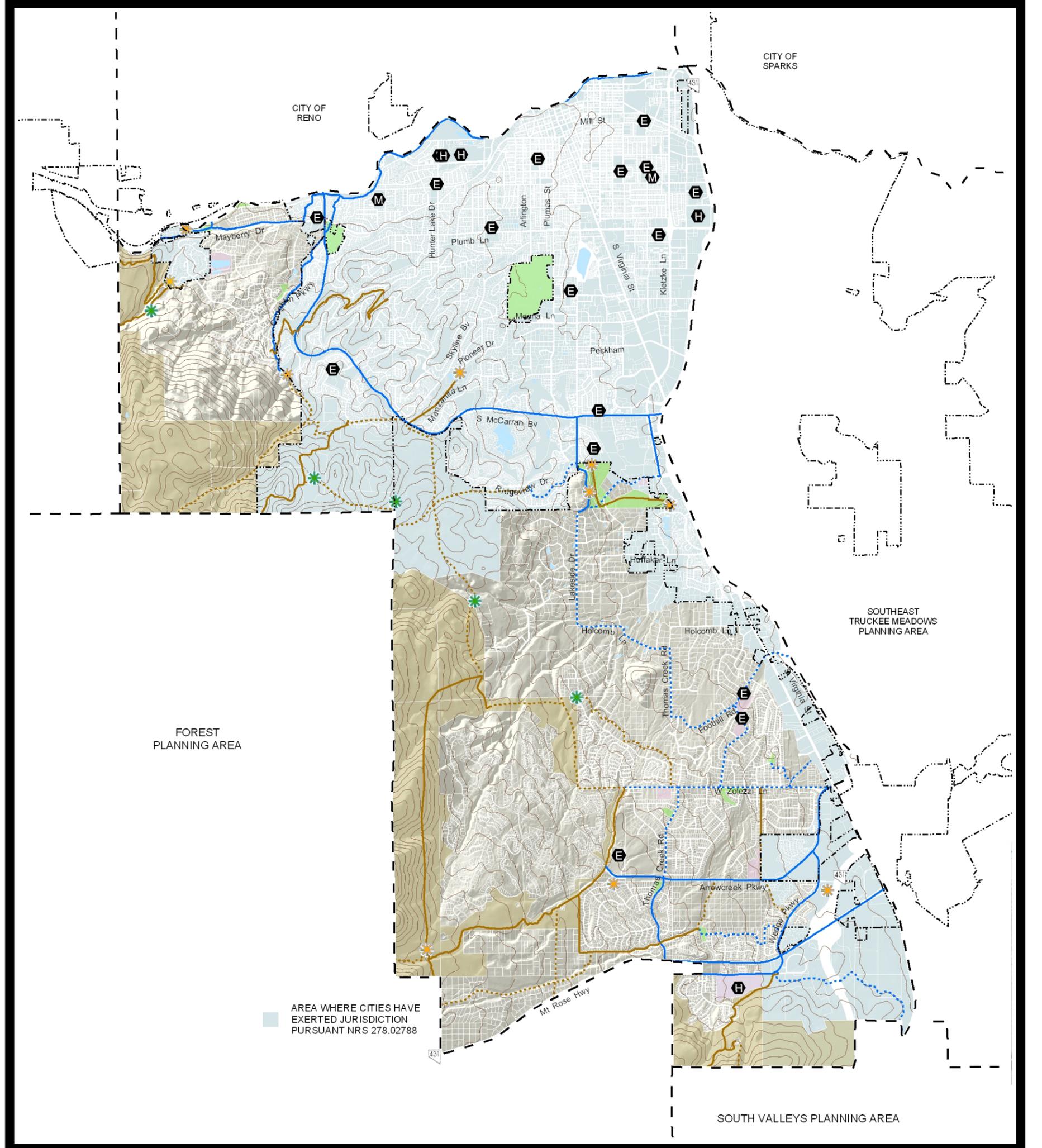
**WASHOE COUNTY  
NEVADA**

Reno, Nevada 89520

Post Office Box 11130  
(775) 328-3600

SOURCE: COMMUNITY SERVICES

This page intentionally left blank.



### SOUTHWEST RECREATIONAL OPPORTUNITIES PLAN

- RECREATIONAL AREAS
- OPEN SPACE, PUBLIC
- PUBLIC LANDS
- WATER BODY
- PLAYA
- CONTOUR LINES, 100 FT INTERVAL

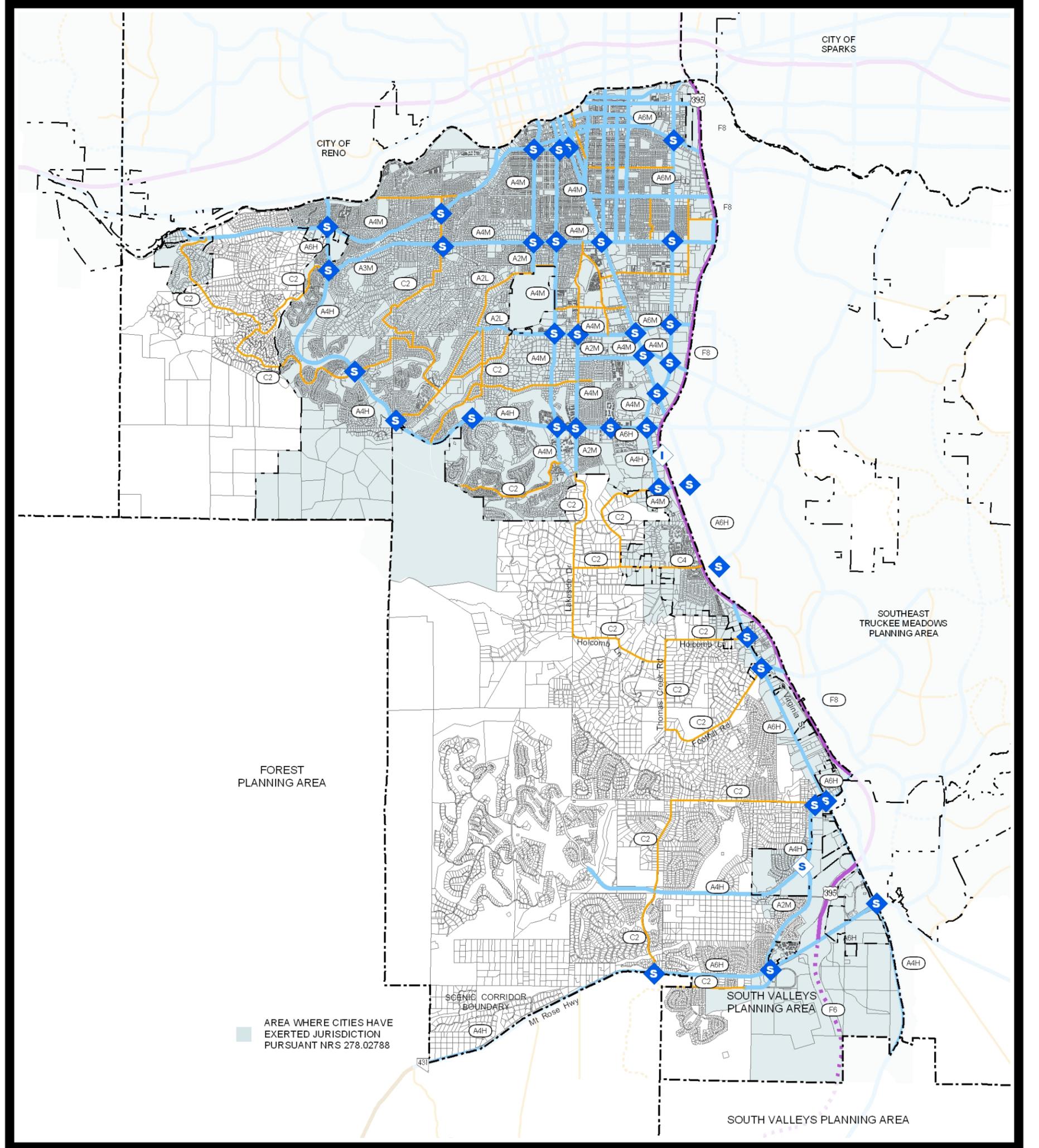
- |          |          |                                         |
|----------|----------|-----------------------------------------|
| Existing | Proposed |                                         |
|          |          | TRAIL HEAD                              |
|          |          | SCHOOL (E-Elementary, M-Middle, H-High) |
|          |          | ROUTE Bike / Pedestrian                 |
|          |          | TRAIL Multipurpose                      |
- Please refer to the adopted Park District Master Plans.

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



**WASHOE COUNTY NEVADA**  
 Reno, Nevada 89520  
 Post Office Box 11130  
 (775) 328-3600

This page intentionally left blank.



## SOUTHWEST STREETS AND HIGHWAYS SYSTEM PLAN

| EXISTING                                                                                                                                     | PROPOSED | PLANNED GEOMETRIC DESIGN           |
|----------------------------------------------------------------------------------------------------------------------------------------------|----------|------------------------------------|
|                                                                                                                                              |          | <b>FREEWAY</b>                     |
|                                                                                                                                              |          | <b>ARTERIAL</b>                    |
|                                                                                                                                              |          | <b>RURAL HIGHWAY</b>               |
|                                                                                                                                              |          | <b>COLLECTOR</b>                   |
|                                                                                                                                              |          | <b>GRADE SEPARATED INTERCHANGE</b> |
|                                                                                                                                              |          | <b>SIGNALIZED INTERSECTION</b>     |
| <b>DEGREE OF ACCESS CONTROL</b><br>H - HIGH CONTROL<br>M - MODERATE CONTROL<br>L - LOW CONTROL                                               |          |                                    |
| <b>NUMBER OF TRAFFIC LANES</b><br>(A6H)                                                                                                      |          |                                    |
| <b>FUNCTIONAL CLASSIFICATION</b><br>F - FREEWAY<br>A - ARTERIAL<br>C - COLLECTOR<br>R - RURAL<br>L - PRIVATE/LIMITED ACCESS<br>E - EMERGENCY |          |                                    |

NOTE: THE SCALE AND CONFIGURATION OF ALL INFORMATION SHOWN HEREON ARE APPROXIMATE ONLY AND ARE NOT INTENDED AS A GUIDE FOR DESIGN OR SURVEY WORK. REPRODUCTION IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION FROM THE WASHOE COUNTY COMMUNITY DEVELOPMENT DEPARTMENT.



Post Office Box 11130  
 Reno, Nevada 89520 (775) 328-3600

YEAR 2025 ROADWAY NETWORK PROVIDED BY THE REGIONAL TRANSPORTATION COMMISSION, EXCEPT FOR MOST COLLECTORS. ADDITIONAL RIGHT OF WAY MAY BE NEEDED TO ACCOMMODATE FULL MASTER PLAN DEVELOPMENT IN THE REGION.

WCPC ADOPTION DATE: January 5, 2010  
 BCC ADOPTION DATE: February 9, 2010  
 RPC ADOPTION DATE: March 10, 2010

