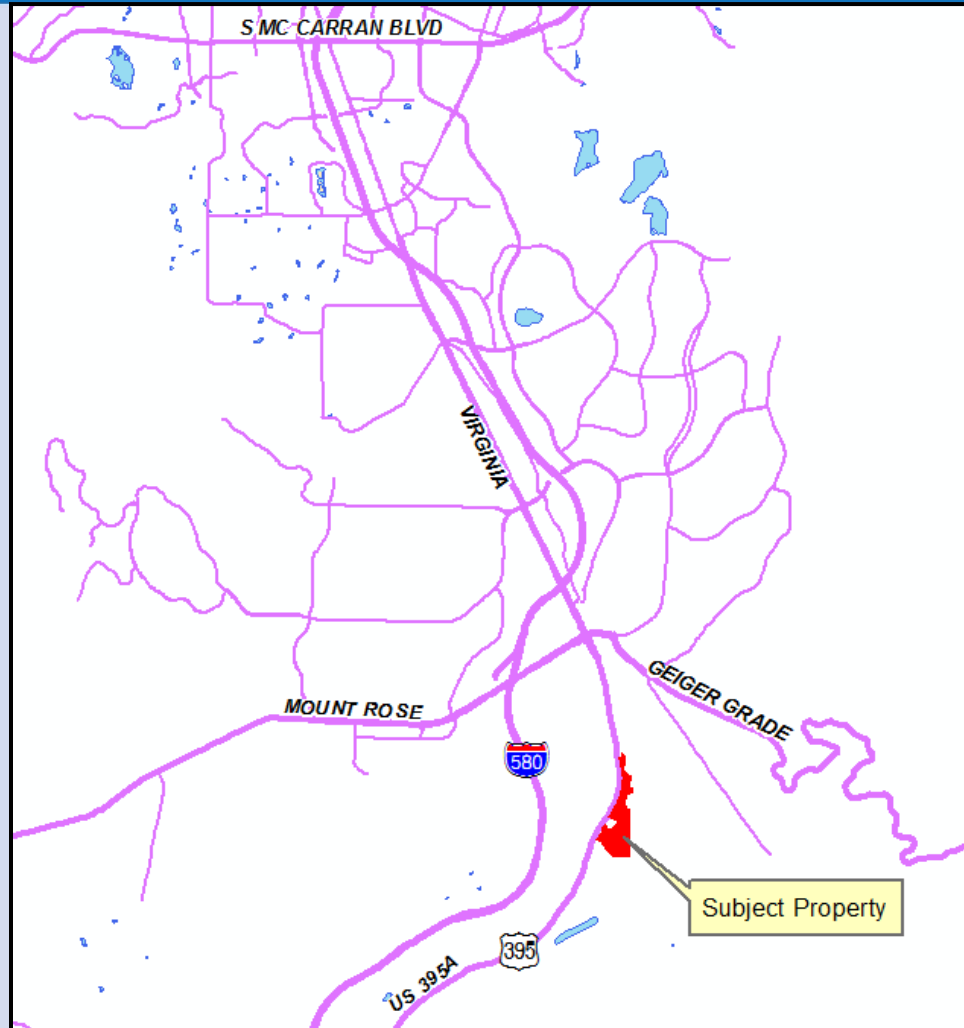


The attached document was submitted to the
Washoe County Board of Commissioners during
the meeting held on OCTOBER 24, 2017.
by CHAO GIESINGER
for Agenda Item No. 14
and included here pursuant to NRS 241.020(8).



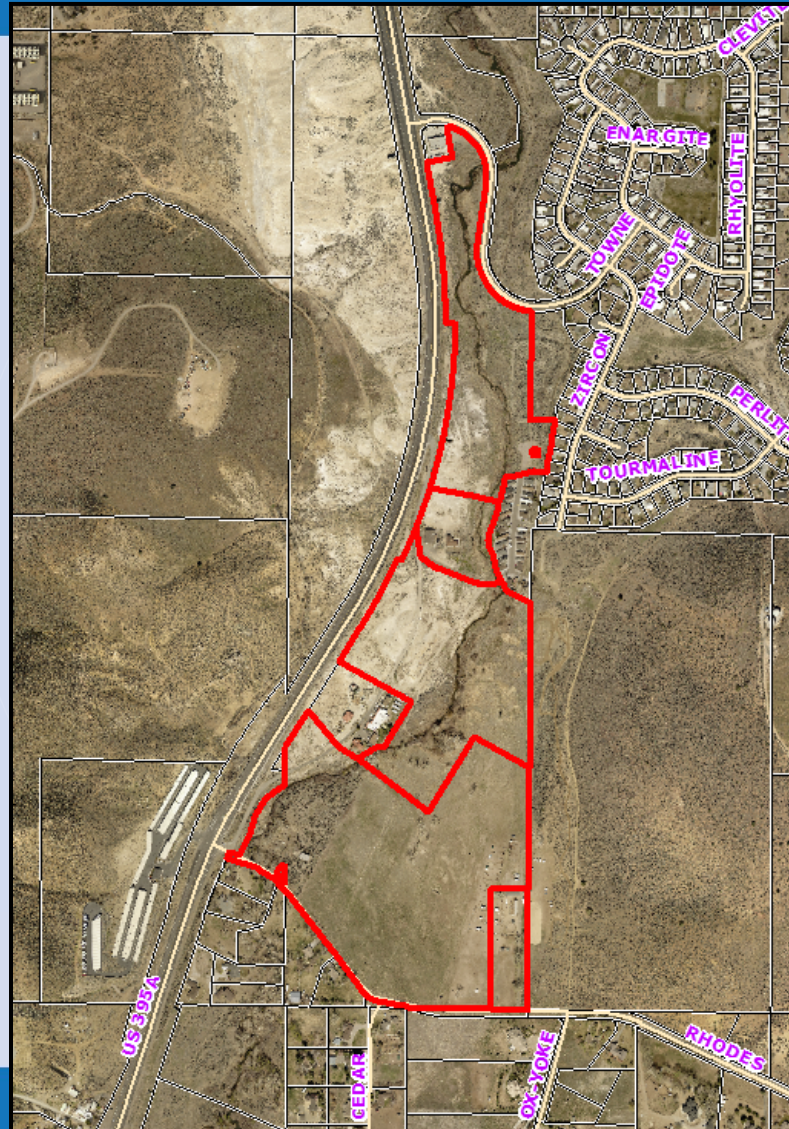
Agenda Item #14 (Steamboat Meadows)



October 24, 2017 BCC Meeting



Vicinity Map



Pleasant Valley Inset

Towne Dr. to Rhodes Rd

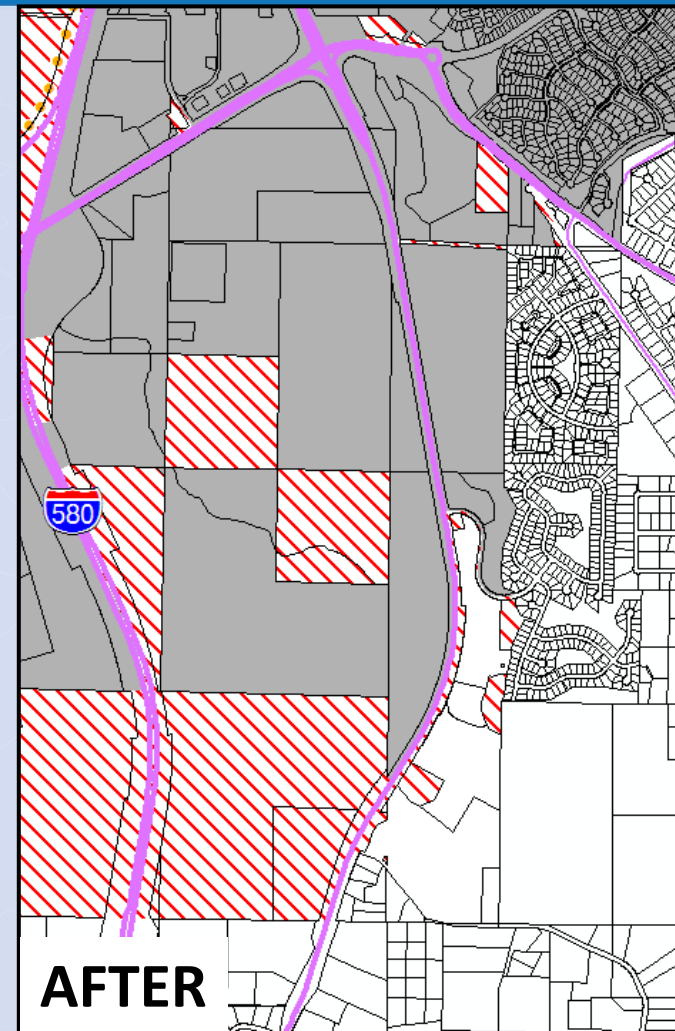
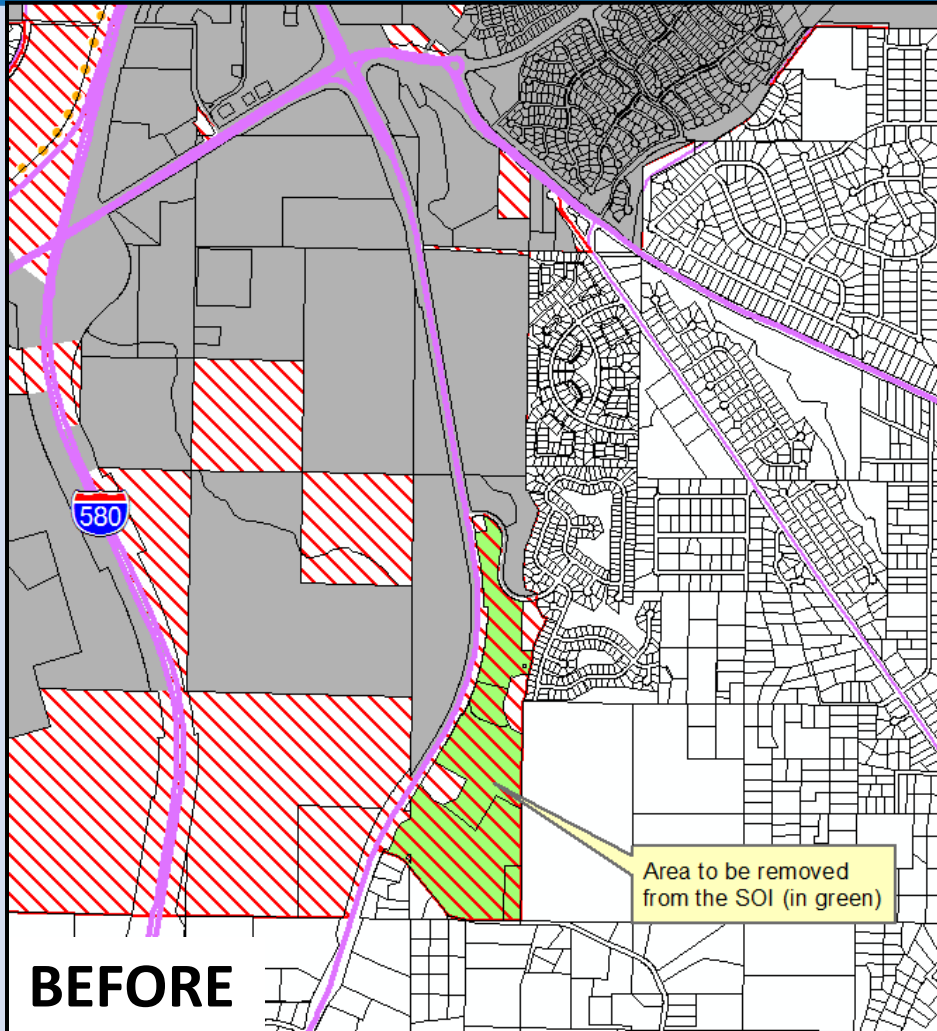


Background

- **The TMRPA has received a private property owner request to amend the Regional Plan**
- **Change the boundary of the TMSA / SOI in the Steamboat / Pleasant Valley area**
- **Would remove 83 acres from Reno planning jurisdiction**
- **Washoe County would resume / assume planning authority over the subject property**




Proposed SOI Amendment





Background

- **Adopted procedure for processing amendments to the Regional Plan:**
 - **RPC sponsors amendment request (no consideration of merits) – process only**
 - **Each affected local government provides advisory recommendation to TMRPA** 
 - **RPC considers merits of amendment and makes recommendation to RPGB**
 - **RPGB makes final decision**



Background

- **The property owner is requesting the amendment in order to move forward with development plans**
- **Annexation into the City of Reno was requested but not approved (request pulled) –**
- **Concerns about the ability to provide services to the subject properties (Fire/EMS)**
- **Reno still has planning jurisdiction; therefore, applicant caught in regulatory limbo...**



Evaluation

- **The subject properties currently have Reno master plan designations (ETJ) but County zoning**
- **Reno master plan designations roughly correlate to previous County MP & current zoning**
- **Property owner had requested amendments to Reno master plan and zoning – request pulled**
- **If approved, county zoning would remain the same; Area Plans would need to be amended**



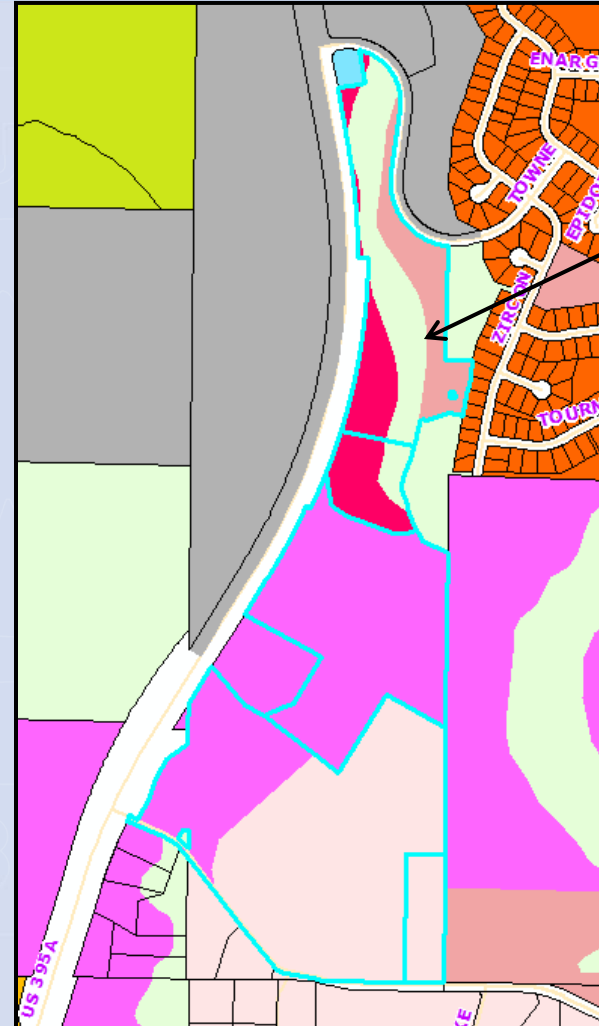
Evaluation – Land Use

**Current Reno
Master Plan
Designations:**

Red = UR/C

Green = UT40

Yellow = SFR



**Current WC
Zoning:**

- GR
- MDS
- LDS
- GC
- NC



Evaluation – TMSA

- **Transition to County planning jurisdiction – RDA vs. TMSA**
- **Existing County zoning requires municipal services (density; commercial); therefore,**
- **Must go into the area of the TMSA under County planning jurisdiction (not the RDA)**
- **Sizing of the TMSA; method for local governments to amend their jurisdictional area**



Evaluation – TMSA Policy

- **2012 Regional Plan provides two methods to amend a jurisdictions' TMSA:**
 - **Policy 1.1.7.1 requires an average density of 4 persons per acre within the existing TMSA; or,**
 - **Policy 1.1.7.3 allows for a separate one time allocation of an additional 640 acres of potential expansion (development flexibility)**
- **The County cannot utilize Policy 1.1.7.1 due to existing low density development**



Evaluation – TMSA “Bucket”

- Therefore, if approved, County would have to use Policy 1.1.7.3 TMSA expansion method
- County previously used “bucket” acreage for other expansions (mainly from SOI “roll backs”)
- Remaining bucket acreage is 244 acres (of 640)
- If approved, reduction of 67.5 acres (DCA sub.)
- Previously sponsored (BCC) amendment for WCSD would further reduce by 78.8 acres
- Remainder of 97.7 acres (staff report correction)



Evaluation

- **Consideration of future development project not part of this process – amendment only**
- **County has ability to provide services to the subject properties (is included in facility plans – zoning in place since 1997)**
- **County (and Reno) only provides advisory recommendation – RPGB makes final decision**
- **Staff hopes changes to this process will result from the Regional Plan update currently underway**



Staff Recommendation

It is recommended that the Board receive a presentation from staff, hold discussion on the matter, formulate an advisory recommendation, and direct staff to forward the recommendation to the TMRPA for consideration by the RPC and RPGB during its deliberations on the proposed amendment.



Possible Motion

Should the Board agree with staff's recommendation, a possible motion would be:

“Move to direct staff to forward the Board’s advisory recommendation and discussion to the TMRPA for consideration by the RPC and RPGB.”