



# WASHOE COUNTY

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CM/ACM	<u>KS</u>
Finance	<u>DN</u>
DA	<u>pal</u>
Risk Mgt.	<u>N/A</u>
HR	<u>N/A</u>
Other	<u>N/A</u>

## STAFF REPORT BOARD MEETING DATE: March 10, 2015

**DATE:** February 17, 2015

**TO:** Board of County Commissioners

**FROM:** William H. Whitney, Planning and Development Division Director  
Community Services Department, 328-3617, [bwhitney@washoecounty.us](mailto:bwhitney@washoecounty.us)

**THROUGH:** Dave Solaro, Arch., P.E., Director  
Community Services Department, 328-2040, [dsolaro@washoecounty.us](mailto:dsolaro@washoecounty.us)

**SUBJECT:** Discussion and possible direction to staff regarding next steps in Master Plan Amendment Case Number MPA12-001 (Village at the Peak) to include whether or not to file an objection with the Regional Planning Commission (RPC) and ask for a reconsideration; and, whether or not to further appeal to the Regional Planning Governing Board if the RPC affirms its determination of non-conformance upon reconsideration. (Commission District 4.)

### SUMMARY

Discussion and possible direction to staff regarding next steps in Master Plan Amendment Case Number MPA12-001 (Village at the Peak) in response to a determination by the Truckee Meadows Regional Planning Commission (RPC) that the proposed amendment does not conform to the comprehensive Regional Plan. Planning and Development staff is seeking direction from the Board on whether or not to file an objection with the RPC and ask for a reconsideration which must be filed by March 16, 2015 under NRS 278.0282 (5), and whether or not to further appeal to the Regional Planning Governing Board if the RPC affirms its determination of non-conformance upon reconsideration.

Washoe County Strategic Objective supported by this item: Safe, secure and healthy communities.

### PREVIOUS ACTION

Truckee Meadows Regional Planning Commission (RPC): At its meeting of January 28, 2015, the Truckee Meadows Regional Planning Commission held a public hearing to discuss the conformance of the proposed Master Plan Amendment with the Truckee Meadows Regional Plan. The RPC determined that the Master Plan Amendment does not conform with the comprehensive Regional Plan by a vote of 8-1.

Board of County Commissioners (Board): At its regular meeting of October 14, 2014, the Board of County Commissioners considered the Washoe County Planning Commission's report regarding the adoption of Master Plan Amendment Case No. MPA12-001 and approved the master plan amendment by a vote of 4 to 1.

Planning Commission (PC): At its meeting of September 16, 2014, the Washoe County Planning Commission held a public hearing to review and take action on the amended application for Master Plan Amendment Case No. MPA12-001. The PC voted to deny the request by a vote of 6-0, one member was absent.

Board of County Commissioners (Board): At its regular meeting of February 25, 2014, the Board of County Commissioners decided not to ask the Regional Planning Commission to reconsider its decision, and asked staff to work with the applicant in the preparation of an amended application for Village at the Peak.

Truckee Meadows Regional Planning Commission (RPC): At its meeting of January 22, 2014, the Truckee Meadows Regional Planning Commission held a public hearing to discuss the conformance of the proposed master plan amendment with the Truckee Meadows Regional Plan. The RPC determined that the master plan amendment does not conform with the comprehensive Regional Plan by a vote of 7-2.

Board of County Commissioners (Board): At its regular meeting of September 24, 2013, the Board of County Commissioners considered the Planning Commission's report regarding the adoption of Master Plan Amendment Case No. MPA12-001 and approved the master plan amendment by a vote of 4 to 1.

Planning Commission (PC): At its meeting of August 6, 2013, the Washoe County Planning Commission held a public hearing to discuss the adoption and report back to the Washoe County Commission concerning Master Plan Amendment Case No. MPA12-001. The PC took action to send a report to the Board of County Commissioners.

Board of County Commissioners (Board): At its regular meeting of May 28, 2013, the Board of County Commissioners considered an appeal by the developer, and overturned the Planning Commission, adopted the requested master plan amendments and sent the approval back to the planning commission for a report as required by law.

Planning Commission (PC): At its meeting on December 4, 2012, the Washoe County Planning Commission held a public hearing to consider Master Plan Amendment Case No. MPA12-001. The amendment required a super-majority (2/3) vote by the Planning Commission to approve. However, the amendment did not pass due to a split vote of three members in favor and three members opposed to the motion to deny the Master Plan Amendment. The PC took no action on the Master Plan Amendment at their meeting. The Developer appealed to the Board of County Commissioners.

## **BACKGROUND**

On January 28, 2015, the Truckee Meadows Regional Planning Commission determined that the Master Plan Amendment for Village at the Peak was not in conformance with the Truckee Meadows Regional Plan. In making their decision of nonconformance, eight

Regional Planning Commissioners did not find the Master Plan Amendment to be in conformance with the Truckee Meadows Regional Plan and that the proposed policy changes do not meet the requirements of Policy 1.3.2 of the Regional Plan in regards to transit and affordability appropriate for attached housing in the Washoe County's portion of the Truckee Meadows Service Area.

As the applicant for the Regional Plan Conformance Review Process, Washoe County is the only entity that can submit an objection to Regional Planning for reconsideration of a finding of conformance for the Master Plan Amendment. The Action Letter from Regional Planning was received by Washoe County on January 29, 2015 which begins the 45 days to file an objection with the Regional Planning Commission. If Washoe County chooses to file an objection, the request will need to be submitted by March 16, 2015.

**FISCAL IMPACT**

There is no fiscal impact associated with this staff report.

**RECOMMENDATION**

It is recommended that the Board of County Commissioners discuss and provide direction to staff regarding next steps in Master Plan Amendment Case Number MPA12-001 (Village at the Peak) to include whether or not to file an objection with the Regional Planning Commission (RPC) and ask for a reconsideration; and, whether or not to further appeal to the Regional Planning Governing Board if the RPC affirms its determination of non-conformance upon reconsideration.

**POSSIBLE MOTION**

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

“Move to provide the following direction to staff regarding next steps in Master Plan Amendment Case Number MPA12-001 (Village at the Peak): \_\_\_\_\_.”

Attachment(s): Regional Planning Commission Action Letter dated January 29, 2015  
Regional Planning Commission Staff Report dated January 21, 2015

cc: Sugarloaf Peak, LLC., Attn: Jim House  
KLS Planning & Design, Attn: John Krmptic  
Lewis & Roca, LLP., Attn: Garrett Gordon



## REGIONAL PLANNING COMMISSION

### MEMBERS

Doug Voelz, Chair	Art Sperber
Kevin Weiske, Vice-Chair	DJ Whittemore
James Barnes	Jason Woosley
Roger Edwards	Vacant
Tom Lean	

Kimberly H. Robinson, Executive Director

January 29, 2015

Kimberly H. Robinson  
Executive Director of Regional Planning, and  
Clerk of the Regional Planning Commission  
1105 Terminal Way, Suite 316  
Reno, Nevada 89502

Received by Clerk: AKR 1.29.15

Mailed: 1/29/15 8X

Dear Ms. Robinson:

On January 28, 2015, the Regional Planning Commission (RPC) held a public hearing and determined that the following matter does not conform with the comprehensive Regional Plan by a vote of 8-1:

Regional Plan Conformance Review – Washoe County Master Plan amendment, Village at the Peak (CR14-011) – a master plan amendment changing the Spanish Springs Area Plan (i) to include the creation of a new character management area on a 39.83-acre parcel to be named the Village Residential Character Management Area (VRCMA) and re-designate that 39.83-acre parcel from a mix of Industrial (I), Commercial (C), and Open Space (OS) to Suburban Residential (SR); (ii) to amend the Character Management Plan map to identify the new VRCMA; (iii) to change the Character Statement in the Spanish Springs Area Plan to identify the new VRCMA and to allow for multi-family uses within the VRCMA up to nine dwelling units per acre; (iv) to amend Policies SS.1.1, SS.1.2, SS.1.3(d), SS.1.5, SS.4.1, SS.15.1, SS.16.1, SS.17.5, SS.17.5.1; (v) to add new policies SS.1.4A (a) thru (h); to amend Table C-1 to add High Density Suburban (HDS) to the allowable use table; and (vi) to adopt a new appendix (Appendix E – “Village Residential Community Management Area (VRCMA) Design Guidelines”). The amendment site is located north of Calle De La Plata, several hundred feet to the Northeast of the intersection of Pyramid Highway and Calle De La Plata.

**This letter has been filed with the Clerk of the Regional Planning Commission on this date and constitutes notice of final action of the RPC unless the local governing body that submitted the proposed plan disagrees with the reasons given by the Regional Planning Commission for making a determination of nonconformance and files an objection with the Regional Planning Commission within 45 days after the issuance of the determination pursuant to NRS 278.0282.**

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1105 Terminal Way, Suite 316, Reno, NV 89502

775/321-8385; Fax 775/321-8386

[www.tmrpa.org](http://www.tmrpa.org)

Regional Planning Commission Conformance Review, CR14-011  
Action Letter dated January 29, 2015  
page 2

Please do not hesitate to contact me at 775/321-8392 if you have any questions on this matter.

Sincerely,

A handwritten signature in cursive script that reads "Sienna Reid".

Sienna Reid  
Senior Planner

cc: File CR14-011

Fred Turnier, City of Reno  
Armando Ornelas, City of Sparks  
Bill Whitney, Washoe County

Debra Goodwin, RTC  
Beverly Beaty-Benadom, City of Reno  
Trevor Lloyd, Washoe County



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Vacant

Kimberly H. Robinson, Executive Director

## STAFF REPORT

RPC meeting – January 28, 2015

January 21, 2015

TO: Regional Planning Commission

FROM: Sienna Reid, Senior Planner

SUBJECT: **PUBLIC HEARING – Regional Plan Conformance Review – Washoe County Master Plan amendment, Village at the Peak (CR14-011) (AGENDA ITEM 6.G)**

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### PROPOSED AMENDMENT

This proposed amendment to the Spanish Springs Area Plan, which is an element of the Washoe County Master Plan, has been submitted to the Regional Planning Commission (RPC) for a determination of conformance with the Truckee Meadows Regional Plan.

The proposed amendment requests changing the Spanish Springs Area Plan to:

1. Include the creation of a new character management area on a 39.83-acre parcel to be named the Village Residential Character Management Area (VRCMA) and re-designate that 39.83-acre parcel from a mix of Industrial (I), Commercial (C), and Open Space (OS) to Suburban Residential (SR);
2. Amend the Character Management Plan map to identify the new VRCMA;
3. Change the Character Statement in the Spanish Springs Area Plan to identify the new VRCMA and to allow for multi-family uses within the VRCMA up to nine dwelling units per acre;
4. Amend Policies SS.1.1, SS.1.2, SS.1.3(d), SS.1.5, SS.4.1, SS.15.1, SS.16.1, SS.17.5, SS.17.5.1;
5. Add new policies SS.1.4A (a) thru (b); to amend Table C-1 to add High Density Suburban (HDS) to the allowable use table; and
6. Adopt a new appendix (Appendix E – “Village Residential Community Management Area (VRCMA) Design Guidelines”).

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As submitted, the proposed amendment to the Spanish Springs Area Plan can be found as Attachment 1. Changes to the plan are shown in red text.

Collectively, the components of the proposed amendment work to create the Village Residential Character Management Area (VCRMA) within the Spanish Springs Area Plan that would allow for a variety of residential uses including attached or detached single family, multi-family or group home on a parcel approximately 39.83 acres in size, as shown on the attached maps (see Attachments 2 and 3). Further, the proposed VRCMA Design Guidelines would require specific design standards if development on the subject parcel exceeds five dwelling units per acre including, but not limited to, limiting density to a maximum of nine dwelling units per acre for a multi-family use not to exceed 360 units, five foot sidewalks, streetscape requirements on Calle de la Plata, and transportation improvements including a bus pad easement and a transit plan that provides regular and continuing general or special transportation to multi-family facility residents that is financed by the applicant and approved by the Washoe County Director of Community Services.

#### BACKGROUND

The Washoe County Planning Commission considered the proposed amendment on September 16, 2014 and denied the request on a 6-0 vote with one Commissioner absent. On October 14, 2014 the BCC reversed the decision of the Washoe County Planning Commission and approved the proposed amendment.

The request for conformance review was received on October 20, 2014. On November 13, 2014 the request was deemed incomplete as the minutes from the October 14, 2014 BCC hearing on the matter were not available. After receiving the minutes, the request for conformance review was deemed complete on December 14, 2014.

#### REQUIREMENTS FOR CONFORMANCE

Policy 4.1.3 of the Regional Plan identifies six factors that the RPC must consider when evaluating the conformance of an amendment to a master plan, facilities plan, or similar plan, with the 2012 Truckee Meadows Regional Plan:

##### Policy 4.1.3

A proposed master plan, facilities plan, cooperative plan, or similar plan conforms with the Regional Plan if it is not in conflict with the Regional Plan and it promotes the goals and policies of the Regional Plan (see NRS 278.0282). The RPC shall consider at least the following factors when evaluating whether a master plan, facilities plan, cooperative plan, or similar plan promotes the goals and policies of the Regional Plan:

- 1) Consistency of the proposed plan with the regional form and pattern, (as defined by the combination of Centers, Transit-Oriented Development (TOD) Corridors, residential areas, open space, greenways, and natural features), and with regional projections of population and employment growth
- 2) Compatibility of the proposed plan with goals and policies regarding development constraints

- 3) Compatibility of the proposed plan with goals and policies regarding infill development, housing, and jobs/housing balance
- 4) Compatibility of the proposed plan with existing and planned public service areas, policies, and priorities; availability, timing and phasing of infrastructure; and fiscal analysis of service provision
- 5) Compatibility of the proposed plan with existing military installations, including their location, purpose and stated mission
- 6) Cumulative and indirect effects of the proposed plan

### EVALUATION

Regional Planning staff has evaluated the Regional Plan goals and policies related to the six factors listed in Policy 4.1.3 and the following analysis is organized by these factors. The Conformance Review Evaluation Form (see Attachment 4) further details the policies of the 2012 Truckee Meadows Regional Plan that are applicable to the proposed amendment and whether or not the proposed amendment conforms to these policies.

#### **Policy 4.1.3. (1) Consistency of the proposed plan with regional form and pattern**

As proposed, the amendment would change the residential development potential on the parcel proposed to be included in the Village Residential Character Management Area (VRCMA) such that single-family, multi-family or group home uses could occur in the future. Currently, the Spanish Springs Area Plan does not allow for residential uses to exceed three 3 dwelling units per acre (du/ac)<sup>1</sup>.

The parcel for which the VRCMA is proposed is located in the unincorporated TMSA and thus the proposed amendment must comply with Regional Plan Policy 1.3.2, which limits both single family detached housing as well as attached housing types in the unincorporated TMSA. For reference, Policy 1.3.2 is provided below and Goals 1.1 and 1.2 can be found as Attachment 5.

#### Policy 1.3.2

To conform with the Regional Plan, the Washoe County master plan must support and reinforce Goals 1.1 and 1.2 and related policies of the Regional Plan and provide housing and location options within the region.

Detached single-family residential development within the unincorporated TMSA may occur at up to five units per acre to support compatibility with adjacent communities, transit usage and trip-reduction goals, and to support employment centers and jobs-housing balance.

In locations where attached housing types are appropriate to support affordability and transit goals, the Washoe County master plan shall designate such areas and determine densities on a case-by-case basis, subject to regional conformance review.

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<sup>1</sup> Both the Character Statement and the regulatory zones allowed in the Suburban Character Management Area limit residential densities to 3 du/ac. The only anomaly is the High Density Suburban (HDS) regulatory zone, which allows for up to nine dwelling units per acre. However, the SSAP restricts this zone to areas already designated HDS as of August 17, 2004 and no lands within the Spanish Springs Area Plan are designated currently zoned HDS.



The following discussion of the proposed amendment and Regional Plan Policy 1.3.2 is organized by detached and attached housing types, as the policy sets forth different provisions for each.

***Detached Housing***

Policy 1.3.2 limits detached single-family residential development in the unincorporated TMSA to five (5) dwelling units per acre (du/ac) to support compatibility with adjacent communities, transit usage and trip-reduction goals, and to support employment centers and jobs-housing balance. In regards to detached single-family residential uses, the new Village Residential Character Management Area (VRCMA) allows for the low density suburban (LDS) regulatory zone, which allows for 1 du/ac, and the medium density suburban (MDS) regulatory zone, which allows for 3 du/ac. These residential densities are below the five (5) du/ac detached single-family density provision of Policy 1.3.2 of the Regional Plan.

Additionally, for residential densities above the 3 du/ac that would require the High Density Suburban (HDS) regulatory zone, the “Village Residential Community Management Area (VRCMA) Design Guidelines” proposed to be included as an appendix to the Spanish Springs Area Plan (SSAP) states that the maximum density for a single family use in the VCRMA is 5 du/ac. This density does not exceed 5 du/ac and thus the proposed amendment is consistent with the detached single-family density provision of Policy 1.3.2 of the Regional Plan.

***Attached Housing***

Policy 1.3.2 also limits attached housing types in the unincorporated TMSA. In areas that support affordability and transit goals, this policy allows the Washoe County Master Plan to designate areas where attached housing is appropriate and determine densities on a case-by-case basis, subject to regional conformance review. Therefore, conformance with the Regional Plan must be evaluated against these criteria.

To conform with the policy, two thresholds must be met: the location for attached housing must be designated with densities determined, and the location for attached housing must support affordability and transit goals.

As proposed, the amendment limits the location for attached housing to the Village Residential Character Management Area (VRCMA) that is proposed for the parcel shown in Attachment 2 and specifies that the highest density that a multi-family use can achieve is 9 du/ac. These provisions meet the portion of Policy 1.3.2 that requires the location for attached housing must be designated with densities determined.

The next threshold that must be met is for the location of attached housing to support affordability and transit goals. Each affordability and transit are discussed separately below.

#### Affordability

In regards to affordability, the Regional Plan aims to increase affordable housing opportunities for persons earning less than 80% AMI and to also increase workforce opportunities for persons earning between 80 and 120% of AMI (Goal 1.4). To implement this goal, the Regional Plan requires local government master plans to include strategies that identify needs for affordable and workforce housing, remove barriers to its provision and increase the stock of new affordable and workforce housing.

For reference, affordable housing is defined as housing that is affordable for a family with a total gross income equal to or less than 80 percent of the median gross income for the county. Workforce housing is defined as housing that is affordable for a family with a total gross income greater than 80 percent and equal to or less than 120 percent of the median gross income for the county. Using the 2013 American Community Survey estimate for families in Washoe County, 80% of the median family income is \$51,645 and 120% of the median family income is \$77,467<sup>2</sup>.

Concerning the location of affordable and workforce housing, Washoe County's adopted Housing Element indicates that affordable and workforce housing should be promoted in secondary TOD corridors (Policy 3.4), affordable housing should be promoted near services, transportation routes, schools, jobs, and child care by establishing mixed-use districts and higher density areas (Policy 3.5), and that the County should promote mixed-use residential/commercial development in medium and high density areas especially in the Sun Valley region and where secondary TODs are located (Policy 3.6). The VRCMA that would allow for attached housing is not currently located in a secondary TOD corridor, a mixed-use district, or in a medium or high density area in the Sun Valley planning area.

Acknowledging that the proposed VRCMA is outside of the areas identified by Washoe County as targets for affordable and workforce housing, a broader discussion of affordability in Spanish Springs is warranted. A Spanish Springs Multi-Family Housing Analysis (see Attachment 6) that includes an analysis of housing affordability was prepared by the UNR Center for Regional Studies and submitted with the request for conformance review.

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<sup>2</sup> The 2013 American Community Survey (ACS) 5-year estimate for median family income in Washoe County is \$64,556.

The Spanish Springs Multi-Family Housing Analysis prepared by UNR on behalf of the applicant that submitted the proposed master plan amendment to Washoe County evaluates housing affordability of new and existing home sales in the Spanish Springs Valley, which per the analysis includes Multiple Listing Service (MLS) zones located in both unincorporated Spanish Springs and in the City of Sparks north of Disc Drive. Using the median home price for Spanish Springs in Q4 2013, which was \$248,500, and average hourly wage data from the Nevada Department of Employment, Training and Rehabilitation (DETR), the UNR analysis finds that options to buy affordable housing in Spanish Springs are limited for certain job categories. More specifically, for single-person households holding jobs in the Food Services and Other Services categories, there were no homes within an affordable price range as of December 2013 for purchase. For employees in the Retail category there were two listings considered affordable for purchase and for employees in the Transportation & Warehousing category there were 18 listings considered affordable. Generally, one can conclude from the UNR analysis that there are few homes for sale that individuals working in the Food Services, Other Services, and Retail job categories can afford without spending greater than 30 percent of their income on housing costs.

According to the UNR Analysis, options to purchase affordable housing in the broader Spanish Springs Valley are limited for individuals in the job categories discussed above. However, the UNR analysis does not explore either the availability or affordability of homes or apartments for rent in Spanish Springs. Table 3 of the UNR Analysis does indicate that the Spanish Springs area has a fairly low amount of multi-family units compared to other areas in the region. Specifically, the Spanish Springs area has 975 multi-family units, which comprise 5.1% of the total dwelling units in the area. While the Spanish Springs area shows one of the lower amounts of multi-family units in the region, there are a variety of planned developments that will add to the stock of multi-family housing in the future. Multifamily units planned in the Spanish Springs area are illustrated in Table 1.

**Table 1: Multi-Family Units Remaining in Planned Unit Developments Located in Spanish Springs**

Planned Unit Development	Multi-Family Units Remaining <sup>3</sup>
Kiley Ranch North	1,463
Stonebrook	198
Soroma Highlands	731
Pioneer Meadows	1,065
Total	3,462

<sup>3</sup> Remaining multi-family units for the planned unit developments listed in Table 1 are summarized using TMRPA's approved future unit data.

When the wage data used by UNR is projected out on a yearly basis for the job categories evaluated, it is clear that individuals and households employed in the job categories analyzed by UNR would need affordable and workforce housing products if they were to locate in Spanish Springs. Using the median family income limits for affordable and workforce housing, Table 2 below shows the yearly wage for two earners in the same industry per household and the type of housing that could be afforded.

**Table 2: Multi-Family Units Remaining in Planned Unit Developments Located in Spanish Springs**

UNR Job Category	Average Yearly Wage <sup>4</sup>	Yearly Wage Assuming Two Earners per Household in same industry	Housing Type Based on Yearly Wage
Food Services	\$14,112	\$28,224	Affordable
Other Services	\$20,328	\$40,656	Affordable
Retail	\$25,896	\$51,792	Workforce
Transportation & Warehousing	\$33,252	\$66,504	Workforce

It is important to acknowledge that multi-family units and affordable and workforce housing are not synonymous. Multi-family units (either for rent or sale) could be priced above what is attainable for families earning less than 80% AMI needing affordable housing and also above what is attainable for families earning between 80 and 120% of AMI needing workforce housing. Neither the proposed amendment or any materials submitted with the request for conformance review indicates that multi-family units that would be allowed in the VRCMA would be priced to provide affordable and workforce housing opportunities.

However, it is likely that attached housing in the Spanish Springs area would be more affordable to rent or purchase than a traditional detached single-family home. From a multi-family housing availability perspective, the 3,462 multi-family units planned for Spanish Springs will provide additional multi-family housing opportunities for individuals and households seeking a housing product alternative to a detached single-family home.

<sup>4</sup> Average yearly wage is calculated by multiplying the average monthly wage in Table 5 of the Spanish Springs Multi-Family Analysis by 12.

<sup>5</sup> Affordable housing is defined as housing that is affordable for a family with a total gross income equal to or less than 80 percent of the median gross income for the county. Using the 2013 ACS five year estimate for families in Washoe County, 80% of the median family income is \$51,645.

<sup>6</sup> Workforce housing is defined as housing that is affordable for a family with a total gross income greater than 80 percent and equal to or less than 120 percent of the median gross income for the county. Using the 2013 ACS five year estimate for families in Washoe County, 120% of the median family income is \$77,467.

To summarize the location of the VRCMA in relation to affordability:

- The Washoe County Housing Element directs the location of affordable and workforce housing to areas other than Spanish Springs including secondary TOD corridors, mixed-use districts, and medium or high density areas in the Sun Valley planning area.
- The UNR Center for Regional Studies affordability analysis indicates that the Spanish Springs area (including parts of Sparks north of Disc Drive and the unincorporated Spanish Springs) has a fairly low amount of multi-family units compared to other areas in the region.
- Currently, there are approximately 3,462 multi-family units planned for in the Spanish Springs area that have not yet been constructed in the planned unit developments identified in Table 1.
- Attached housing would likely cost less to rent or purchase than purchasing a detached single-family home.
- Neither the proposed amendment or any materials submitted with the request for conformance review indicates that multi-family units allowed in the VRCMA would be priced to provide affordable and workforce housing opportunities.

#### Transit

In regards to transit, the Regional Plan (Policy 3.6.1) directs local government and affected entities to plan for public services in the following priority order:

1. Downtown Centers
2. Regional Centers and Emerging Employment Centers
3. Primary TOD Corridors
4. Secondary TOD corridors
5. Infill opportunity areas defined in local government master plans, and
6. All other areas within the Truckee Meadows Services Area

The Regional Transportation Commission (RTC) is an affected entity responsible for providing public transportation in the region and adopted the 2035 Regional Transportation Plan (RTP) in April 2013. This plan was then found to be in conformance with the 2012 Truckee Meadows Regional Plan. Per the 2035 RTP, fixed-route transit service is not planned to serve the VRCMA. More broadly, the 2035 RTP does not identify the provision of fixed-route transit service to the Spanish Springs Valley within the 2035 planning horizon.

During the development of the 2035 RTP the community did describe a vision for transit that includes expanded transit service; however, this transit vision cannot be supported with the available revenues identified in the RTP. Specifically, Chapter 11 of the RTP details that revenues to support expansions are not available and transit service levels today are similar to

those offered in the 1990's. While the community would like to see expanded transit service, the transit service operating today serves the region's downtown centers, primary TOD corridors as well as the region's centers and secondary TOD corridors, excepting the Western Gateway Regional Center for which no transit service is planned. Thus the RTP is well aligned with the priority areas of the Regional Plan for transit service.

The proposed VRCMA is located in the lowest public service priority category per Regional Plan Policy 3.6.1. One reason the Regional Plan prioritizes public services, in this case transit, to Downtown Centers, Regional Centers, Emerging Employment Centers and TOD Corridors above all other areas in the TMSA is because these areas have a higher population and employment numbers that could potentially ride transit. The more people utilizing a route, the more cost-effective the service becomes.

During the update of the RTP, RTC examined the cost to provide expanded public transit service. Some of the potential service routes looked to serve Spanish Springs. For the Spanish Springs route illustrated in Attachment 7, RTC estimated an annual operating cost of \$361,000. However, as noted above, the RTC does not have revenues available to provide new transit service to Spanish Springs.

Because no public transit service is planned for Spanish Springs, the proposed "Village Residential Community Management Area (VRCMA) Design Guidelines" indicates that a transit plan will be developed that provides applicant financed regular and continuing general or special transportation to the residents of the multi-family facility from the date of the last certificate of occupancy until a community bus service is provided. If attached housing is constructed in the proposed VRCMA, the project developer would be responsible for providing 'regular and continuing general or special transportation to the residents of the multi-family facility' for twenty years or more.

Furthermore, as described in the amendment, the Washoe County Director of Community Services is solely responsible for administratively approving the transit plan to serve attached housing in the VRCMA. Based on the language of the proposed amendment, it is unclear if transit could also be removed by the Washoe County Director of Community Services. If the RPC approves this amendment based on a private transit plan as outlined and the Washoe County Director of Community Services can identify that the plan is no longer needed, the amendment is fundamentally changed and would no longer conform to Policy 1.3.2.

Additionally, there are other ways in which the long-term viability of providing private transit service to the VRCMA could be impacted. Various economic forces such as a change of

ownership change, business closure, or bankruptcy could result in the loss of transit service, thereby rendering the VRCMA out of conformance with the Regional Plan.

To summarize the location of the VRCMA in relation to transit:

- The VRCMA is located in the lowest priority area for the provision of public services, including transit service.
- The RTC does not have revenues available to expand transit service to the VRCMA or any location in the Spanish Springs valley based on the adopted 2035 Regional Transportation Plan.
- If attached housing is constructed in the VRCMA, the project developer will be responsible for providing private transit service for twenty years or more.
- The long-term viability of private transit service to the VRCMA could be impacted by a variety of factors such as potential removal by the Washoe County Director of Community Services, change of ownership, business closure, or bankruptcy. Any of these actions could result in the loss of transit service, thereby rendering the VRCMA out of conformance with the Regional Plan.

**Policy 4.1.3. (2) Compatibility of the proposed plan with goals and policies regarding development constraints**

The parcel for which the VRCMA is proposed is not considered development constrained per the Regional Plan. However, the southern portion of the amendment site is located in the 100-year floodplain. Washoe County's Conservation Element restricts development in floodplains that would constrict or otherwise result in higher floodwater levels or peak flows, or impact floodplain functions and specific measures to mitigate the impact of any future development in relation to flooding would be addressed during the development review process at the time that there is a specific development proposal for the amendment site.

A regional utility corridor containing a 120kV transmission is located south of the amendment site. For lines of 120 kV, the National Electric Safety Code (NESC) specifies an easement of approximately 15 feet and the Regional Plan requires an additional setback of 10 feet from the easement. As the transmission line is approximately 70 feet away from the southern boundary of the amendment site, there are no conflicts with Regional Plan policies regarding utility corridors.

**Policy 4.1.3. (3) Compatibility of the proposed plan with goals and policies regarding infill development, housing, and jobs/housing balance**

Concerning infill, the Regional Plan generally seeks to minimize sprawl and gives priority to infill development within Centers, TOD Corridors and infill areas designated in local government master plans. Neither lands within the Suburban Character Management Area that

would be impacted by the proposed policy changes associated with the amendment nor the site for which the master plan land use designation change is proposed are located in a Center, TOD Corridor or infill area as defined in the Washoe County Master Plan.

The Regional Plan further aims to promote the availability of needed housing units at price ranges and rent level to allow households flexibility around housing location, type and density. However, higher density development is directed towards centers, transit corridors and designated infill areas. Specifically, the Regional Plan requires local government master plans include strategies to increase affordable and workforce housing opportunities. Washoe County's adopted Housing Element (Policy 3.4) states that the County will promote affordable and workforce housing in secondary transit-oriented development (TOD) corridors; however, no secondary TOD corridors have yet been adopted by the County.

In regards to jobs/housing balance in the unincorporated TMSA, Goal 1.3 of the Regional Plan aims to promote a development pattern in the unincorporated TMSA that includes a range of residential densities appropriate to the location and typified by medium density, while allowing neighborhood or local serving retail uses, employment opportunities designed to reduce trips, enhance housing affordability and promote jobs-housing balance. This goal does not identify a specific jobs-housing ratio that is appropriate for the unincorporated TMSA; rather, it simply promotes a jobs-housing balance. Additionally, for residential development in the unincorporated TMSA, Goal 1.3 is implemented through Policy 1.3.2, which limits detached single-family development to 5 du/ac and attached housing to locations that support affordability and transit goals.

Planning literature regarding jobs-housing balance finds the recommended target ratio that implies balance is between 1.4 and 1.6.<sup>7</sup> However, there is no accepted geographic scale to evaluate the spatial match or mismatch of jobs and housing. Given this, the two-mile radius from the VRCMA used by the UNR Center for Regional Studies to estimate future jobs is utilized to discuss jobs-housing balance in relation to the proposed amendment. Generally, using the two-mile radius provides a look at jobs-housing balance on a neighborhood scale. Within the two-mile radius of the VRCMA, the jobs-housing ratio was 0.38, which is below what is considered balanced<sup>8</sup>.

When potential future jobs are considered within a two-mile radius of the VRCMA, the Spanish Springs Multi-Family Housing Analysis prepared by the UNR Center for Regional Studies finds

<sup>7</sup> Weitz, Jerry. 2003. *Jobs-Housing Balance*. APA Planning Advisory Service Report 516.

<sup>8</sup> The jobs-housing ratio was calculated using dwelling unit information based on the Washoe County Assessor's parcel database and employment information obtained from Infogroup in 2013 indicates that there are 3,904 dwelling units and 1,480 employees within a two-mile radius of the VRCMA.



7,700 jobs could exist on lands with commercial and industrial zoning, and that these potential jobs create a need for multi-family units (see Figure 4 and Table 1 in Attachment 6).

To better understand jobs-housing balance within the two-mile radius of the VRCMA, TMRPA also analyzed future jobs in this geography. However, TMRPA utilized methods and assumptions different from those used by UNR and found that approximately 4,002 jobs could exist on vacant commercial and industrial lands. This amount of job growth is little over half that estimated by UNR (7,770 jobs). A complete review of these methods and assumptions in relation to those utilized by UNR are discussed in Attachment 8. Importantly, neither analysis estimating future jobs describes when these jobs could be realized, thus new jobs in the two-mile radius could occur in the next five years or twenty years from now.

Taking another look at jobs-housing balance within the two-mile radius of the VRCMA, if no new additional dwelling units are constructed and 4,002 jobs are added to the 1,480 existing jobs, then the jobs-housing ratio would be 1.4. This jobs-housing ratio is considered balanced. However, it should be noted that vacant lands with a Suburban Residential master plan land use are located within the two-mile radius of the VRCMA and these vacant lands could support additional residential development in the future.

**Policy 4.1.3. (4) Compatibility of the proposed plan with existing and planned public service areas, policies, and priorities; availability, timing and phasing of infrastructure; and fiscal analysis of service provision**

In regards to public services and infrastructure provision, the Regional Plan requires local government master plans ensure that necessary public facilities and services to support new development are or will be available and adequate at the time the impacts of development occur based on adopted levels of service (i.e., concurrency). Specifically, Regional Plan Policy 3.5.3 outlines the concurrency process to be used by local governments for development applications requesting intensification and links the development review process to the adoption of public facilities plans. Based on the list of scheduled additions (see Attachment 9) utilized in the conformance review of the County's Master Plan (see TMRPA case number CR08-012), concurrency will be addressed in the County's updated Public Services and Facilities Element.

While this addition has not yet been addressed in Washoe County's Master Plan, information contained in materials submitted with this conformance review request indicates that domestic water service is anticipated to be provided by TMWA and sanitary sewer service would be provided by Washoe County. Additionally, submitted materials note that both water and sewer lines are in proximity to the amendment site for which the VRCMA and Suburban Residential land use is proposed.

**Policy 4.1.3. (5) Compatibility of the proposed plan with existing military installations, including their location, purpose and stated mission**

There are no existing military installations in the Spanish Springs planning area.

**Policy 4.1.3. (6) Cumulative and indirect effects of the proposed plan**

In relation to the goals and policies of the Regional Plan, Regional Planning staff has not identified any cumulative or indirect effects of the proposed master plan amendment.

**EVALUATION SUMMARY**

In considering the proposed amendment, the RPC needs to consider the six factors listed in Policy 4.1.3 and determine if the amendment promotes the goals and policies of the Regional Plan. While the proposed amendment must promote all goals and policies of the Regional Plan, conformance with Policy 1.3.2 is especially relevant given the location of the VRCMA. The following points regarding the location of the VRCMA in relation to affordability and transit are again provided below:

To summarize the location of the VRCMA in relation to affordability:

- The Washoe County Housing Element directs the location of affordable and workforce housing to areas other than Spanish Springs including secondary TOD corridors, mixed-use districts, and medium or high density areas in the Sun Valley planning area.
- The UNR Center for Regional Studies affordability analysis indicates that the Spanish Springs area (including parts of Sparks north of Disc Drive and the unincorporated Spanish Springs) has a fairly low amount of multi-family units compared to other areas in the region.
- Currently, there are approximately 3,462 multi-family units planned for in the Spanish Springs area that have not yet been constructed in the planned unit developments identified in Table 1.
- Attached housing would likely cost less to rent or purchase than purchasing a detached single-family home.
- Neither the proposed amendment or any materials submitted with the request for conformance review indicates that multi-family units allowed in the VRCMA would be priced to provide affordable and workforce housing opportunities.

To summarize the location of the VRCMA in relation to transit:

- The VRCMA is located in the lowest priority area for the provision of public services, including transit service.
- The RTC does not have revenues available to expand transit service to the VRCMA or any location in the Spanish Springs valley based on the adopted 2035 Regional Transportation Plan.
- If attached housing is constructed in the VRCMA, the project developer will be responsible for providing private transit service for twenty years or more.
- The long-term viability of private transit service to the VRCMA could be impacted by a variety of factors such as potential removal by the Washoe County Director of Community Services, change of ownership, business closure, or bankruptcy. Any of these actions could result in the loss of transit service, thereby rendering the VRCMA out of conformance with the Regional Plan.

Considering these points, regional planning staff finds that the location of the VRCMA that would allow for attached housing per the proposed amendment does not support the affordability and transit goals as set forth in the Regional Plan.

#### **LEGAL REQUIREMENTS**

NRS 278.0282(7) requires that any determination of conformance by the Regional Planning Commission must be made by a vote of not less than two-thirds of the total membership of the Commission. A vote of less than six members in favor of conformance constitutes a denial.

Regional Planning Commission members voting against a motion of conformance should be prepared to specify what parts of the proposal do not conform with the Regional Plan and why (see NRS 278.0282(1)).

#### **RECOMMENDATION**

After reviewing the documentation that has been submitted by Washoe County, Regional Planning staff concludes that the proposed Village at the Peak amendment to the Washoe County master plan does not conform with the goals and policies of the 2012 Regional Plan.

It is therefore **RECOMMENDED** that the Regional Planning Commission make a determination that the Village at the Peak amendment to the Washoe County master plan does not conform with the goals and policies of the 2012 Truckee Meadows Regional Plan, based on the following findings:

1. The Regional Planning Commission held a public hearing, considered the factors listed in Policy 4.1.3 in its evaluation of the proposed amendment, and finds that the proposed amendment conflicts with and does not promote the goals and policies of the Regional Plan; and,
2. The Washoe County master plan amendment is not consistent with conformance policy 1.3.2 relating to densities within the unincorporated TMSA.

*Proposed Motion*

I move to find the Village at the Peak amendment to the Washoe County Master Plan does not conform with the 2012 Truckee Meadows Regional Plan, based on the findings listed in the staff report.

Please do not hesitate to contact Kimberly H. Robinson or Sienna Reid at 775/321-8385 if you have any questions or comments on this agenda item.

/sr

*cc: Trevor Lloyd, Washoe County Community Services Department*

*Attachments:*

*Attachment 1: Proposed Changes to the Spanish Springs Area Plan*

*Attachment 2: Regional Location Map*

*Attachment 3: Neighborhood Map*

*Attachment 4: Conformance Review Evaluation Form*

*Attachment 5: 2012 Truckee Meadows Regional Plan – Goals 1.1 & 1.2*

*Attachment 6: Spanish Springs Multi-Family Housing Analysis prepared by the UNR Center for Regional Studies*

*Attachment 7: Annual Operating Costs for Conceptual New Transit Service*

*Attachment 8: TMRPA Analysis of Projected Jobs within a Two-Mile Radius of the VRCMA*

*Attachment 9: Washoe County Master Plan List of Scheduled Additions as of November 14, 2012*

The attached document was submitted to the  
**Washoe County Board of Commissioners** during  
the meeting held on March 10, 2015.

by Bill Whitney

for Agenda Item No. 13

and included here pursuant to NRS 241.020(7) as  
amended by AB65 of the 2013 Legislative Session.

# Master Plan Amendment MPA12-001

Washoe County Commission

March 10, 2015

## Village at the Peak Proposed Master Plan Amendment



# Direction from the County Commission

- **Whether or not to file an objection with the Regional Planning Commission and ask for a reconsideration; and**
- **Whether or not to further appeal to the Regional Planning Governing Board if the RPC affirms its determination of non-conformance.**



# Regional Planning Commission

- **Regional Planning Commission (1/28/15) – Not in conformance with the Regional Plan**
- **Proposed policy changes do not meet the requirements of Policy 1.3.2 of the Regional Plan**
- **In regards to transit and affordability appropriate for attached housing in the County's portion of the Truckee Meadows Service Area**

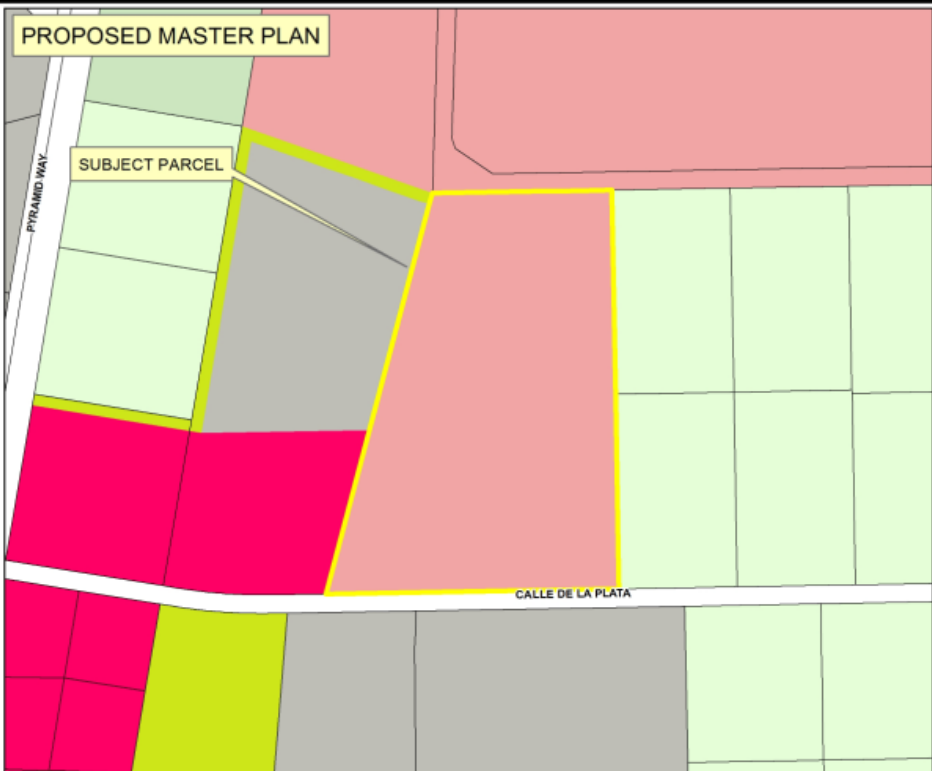
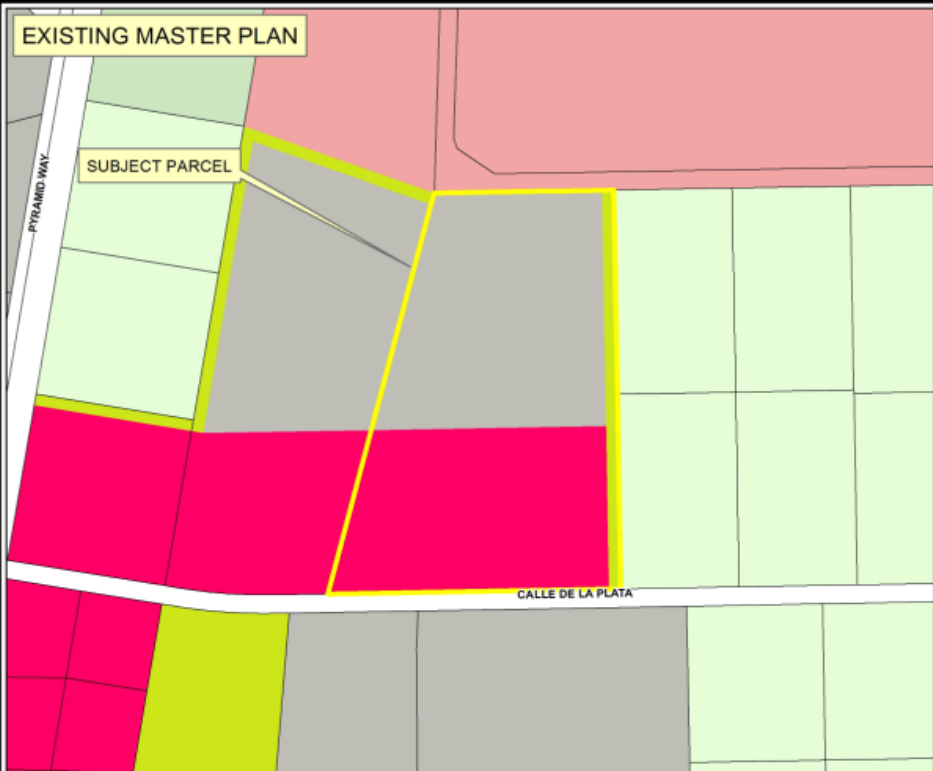











# Vicinity Map




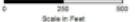
# Proposed Master Plan Amendment



## Spanish Springs Planning Area MPA12-001; Village at the Peak

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

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.

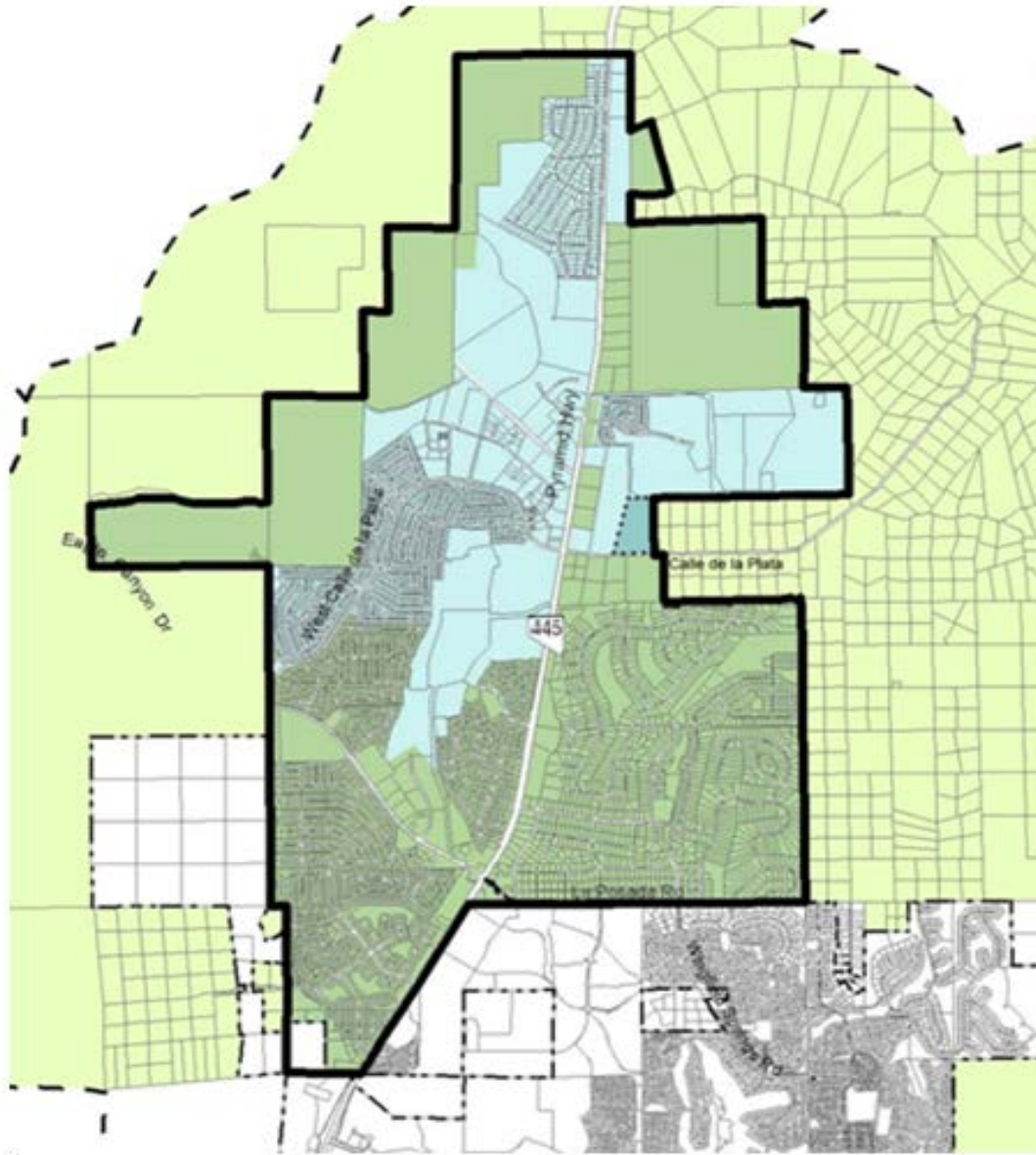
 

Scale in Feet

**Community Services  
Department**

**WASHOE COUNTY  
NEVADA**

# Proposed Character Management Plan Amendment



# Proposed Amendments

- Amend the Character Statement
- Amend the SS Area Plan Land Use Map
- Amend the SS Character Management Area Map
- Amend several policies of the SS Area Plan
- Amend Table C-1 of the SS Area Plan
- Amend the SS Area Plan; adopt new Appendix E



# Amendment to Character Statement

- The Character Statement will be amended to include a “new” character management area known as the Village Residential Character Management Area (VRCMA) and will include the following language:



# Amendment to Character Statement

- **Within the boundary of the suburban core is the VRCMA. This is an area adjacent to a mix of uses including commercial, industrial and a specific plan, and near the HAWCO Business Park. This area will allow for higher density types of housing that may include single family and multifamily land uses with a maximum density of 9 dwelling units per acre. The intent of the VRCMA is to provide for a diversity of housing types and product to support the mixed use node in the immediate area that includes commercial, industrial, and employment uses in this focused area of the SSAP.**





# Proposed Policy Amendments

- SS.1.1 The Spanish Springs Character Management Plan map (CMP) shall identify the Spanish Springs Suburban Character Management Area (SCMA), ~~and~~ the Spanish Springs Rural Character Management Area (RCMA), **and the Village Residential Character Management Area (VRCMA).**
- SS1.2 The Policy Growth Level for the Spanish Springs Suburban Character Management Area **combined with ~~and~~ the Village Residential Character Management Area** is 1,500 new residential units of land use capacity **in total for the two areas.**
- SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area: High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004, **with exception of the VRCMA which does allow HDS).**



# Proposed Policy Amendments – Cont.

**SS.1.5** The following Regulatory Zones are permitted within the Spanish Springs Village Residential Character Management Area:

- a. General Rural (GR – One unit per 40 acres).
- b. Low Density Rural (LDR – One unit per 10 acres).
- c. Public/Semi-Public Facilities (PSP).
- d. Parks and Recreation (PR).
- e. Open Space (OS).
- f. Low Density Suburban (LDS)
- g. Medium Density Suburban (MDS)
- h. High Density Suburban (HDS)

**SS.4.1** With the exception of temporary infrastructure for construction projects, Washoe County will require the underground placement of utility distribution infrastructure within the Suburban Character Management Area **and the Village Residential Character Management Area.**





# Proposed Policy Amendments – Cont.

- SS.15.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area **and the Village Residential Character Management Area (VRCMA)** will connect to a community water service.
- SS.16.1 Whenever applicable, all development within the Spanish Springs Suburban Character Management Area **and the Village Residential Character Management Area (VRCMA)** will connect to a community sewer service.
- SS.17.5 Except as modified by SS.17.5.1, for any amendment that proposes to expand the Suburban Character Management Area **or the Village Residential Character Management Area** into the Rural Character Management Area...
- SS.17.5.1 When the Truckee Meadows Regional Planning Governing Board has approved an amendment to the Truckee Meadows Service Area (TMSA) regarding land that is located partially or wholly in the Rural Character Management Area, and which land is contiguous to the boundaries of the Suburban Character Management Area **or the Village Residential Character Management Area**, that Suburban Character Management Area or **Village Residential Character Management Area...**



# Proposed Policy Amendments – Cont.

**Table C-1: Allowed Uses (Residential Use Types)**

Residential Use Types (Section 110.304.15)	Residential				Non-Residential			
	HDS	MDS	LDS	LDR	NC	I	PSP	OS
Residential								
Single Family, Detached	A	A	A	A	--	--	--	--
Single Family, Attached	A	A	A	--	--	--	--	--
Duplex	A	--	--	--	--	--	--	--
Multi-Family	A	--	--	--	--	--	--	--
Attached Accessory Dwelling	--	A	A	A	--	--	--	--
Detached Accessory Dwelling	--	S <sub>1</sub>	S <sub>1</sub>	S <sub>1</sub>	--	--	--	--
Detached Accessory Structure	A	A	A	A	--	--	--	--
Residential Group Home	A	A	A	A	--	--	--	--
Manufactured Home Parks	--	--	--	--	--	--	--	--

Key: -- = Not allowed; A = Allowed; P = Administrative Permit; PR = Park Commission Approval pursuant to 110.104.40(c); S<sub>1</sub> = Planning Commission Special Use Permit; S<sub>2</sub> = Board of Adjustment Special Use Permit.



# In support of MPA12-001

- Increasing demand for more diverse housing options.
- Will support the growing commercial and industrial opportunities in the area.
- Multi-family opportunities would be limited to the subject property.
- Proposed intensification does not exceed the policy growth level of 1500 new residential units.
- Potential traffic volumes will be reduced.
- Compatibility and traffic issues will be mitigated.
- Infrastructure is available or will be made available to accommodate the proposed use.
- The amendment will support changed land uses that have occurred within the immediate vicinity that occurred within the past several years.



# Asking direction from the Board on:

- **Whether or not to file an objection with the Regional Planning Commission and ask for a reconsideration; and**
- **Whether or not to further appeal to the Regional Planning Governing Board if the RPC affirms its determination of non-conformance.**



**END**



The attached document was submitted to the  
**Washoe County Board of Commissioners** during  
the meeting held on March 10, 2015.  
by Gordon - Village of the Peaks  
for Agenda Item No. 13  
and included here pursuant to NRS 241.020(7) as  
amended by AB65 of the 2013 Legislative Session.

# **Village at the Peak**

**Appeal Decision of Regional Planning  
Commission**

**Re:**

**Master Plan Amendment  
to the  
Washoe County  
Spanish Springs Area Plan**

# Background

- **Amended and Resubmitted Village at the Peak MPA based on:**
  - **Neighborhood comments and concerns;**
  - **Comments and concerns from this Regional Planning Commission and Commissioners;**
  - **Numerous meetings with Washoe County and Regional Planning staffs to verify resubmittal complies with all applicable codes, goals and policies; and**
  - **Comments from all reviewing agencies (Fire Department, School District, TMRPA, City of Sparks, etc.)**



# Result of Re-Submittal

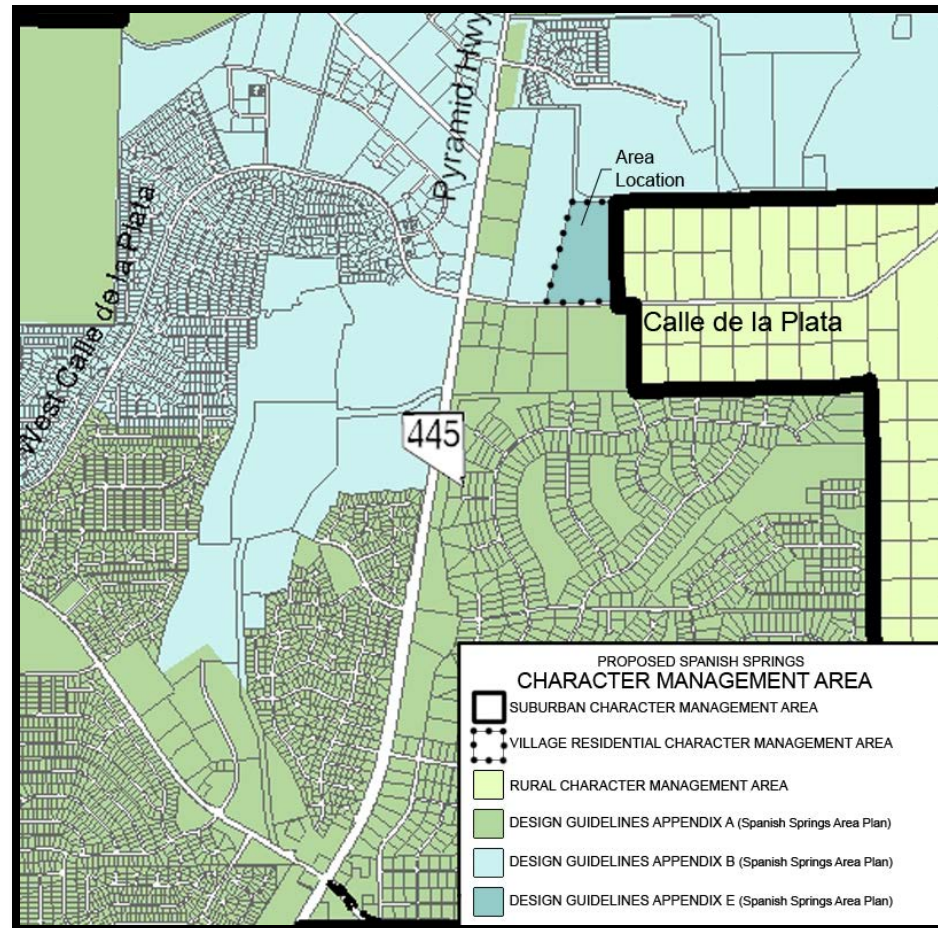
- Application satisfies ALL conditions from ALL reviewing agencies
- Washoe County Staff recommended APPROVAL (previously recommended denial)
- Washoe County Commission voted to APPROVE the MPA and re-submit to RPC
- MPA satisfies ALL conformance factors in Regional Plan Policy 4.1.3

# **RPC Comments and Actions**

- ***Spanish Springs Multi-Family Housing Analysis***
  - ***Brian Bonnefant, UNR Center for Regional Studies***
  - ***Eugenia Larmore, Ekay Economic Consultants, Inc.***
  - ***Studied location, housing demand, job/housing balance, transit, affordability***
  
- ***Amended Application to Satisfy Policy 1.3.2***
  - ***“In locations where attached housing types are appropriate to support affordability and transit goals, the Washoe County master plan shall designate such areas and determine densities on a case-by-case basis, subject to regional conformance review.”***

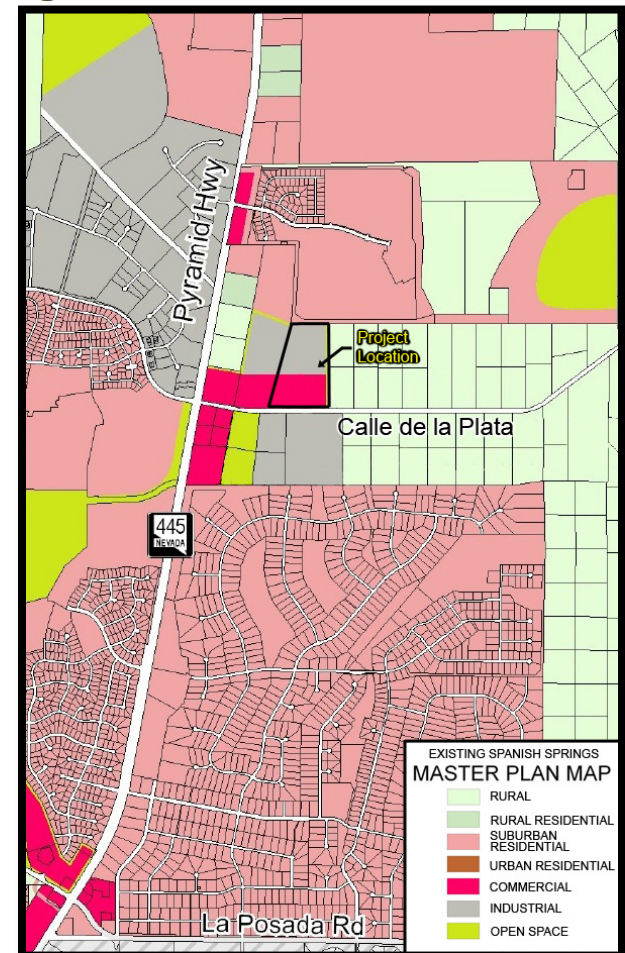
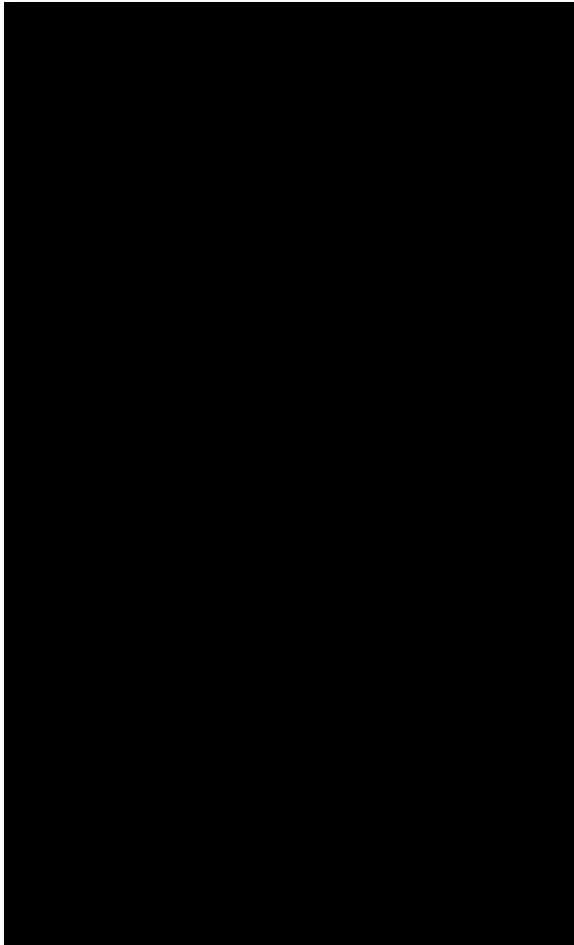
# Policy 1.3.2

**“...determine densities on a case-by-case basis”**



# Policy 1.3.2

- “...support affordability goals...”
  - Subjective term “affordability” cited 3 times in RP with no definition
  - Regional Staff Report, “affordable” housing located in mixed use district.



## Policy 1.3.2

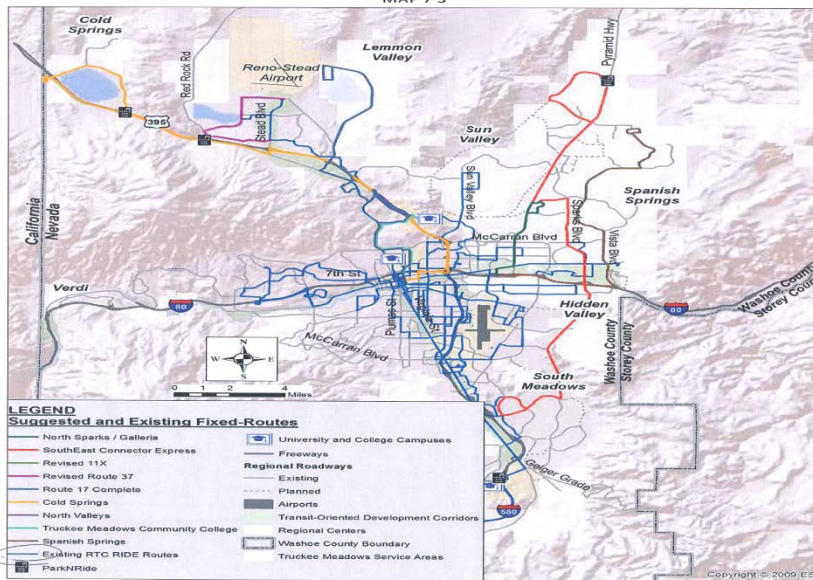
- “...support **AFFORDABILITY** goals...”
  - \$248,500 is median home price in Spanish Springs
  - \$219,000 is median home price in Reno-Sparks
  - Only 2.8% of all multi-family units are located in Spanish Springs, although 12% of the Reno-Sparks population resides in Spanish Springs
  - Only 27% of Spanish Springs residents work in Spanish Springs, the remaining 73% commute to Spanish Springs
  - Regional Planning staff concludes, “it is likely that attached housing in Spanish Springs area would be MORE AFFORDABLE to rent or purchase than a traditional detached single-family home.”



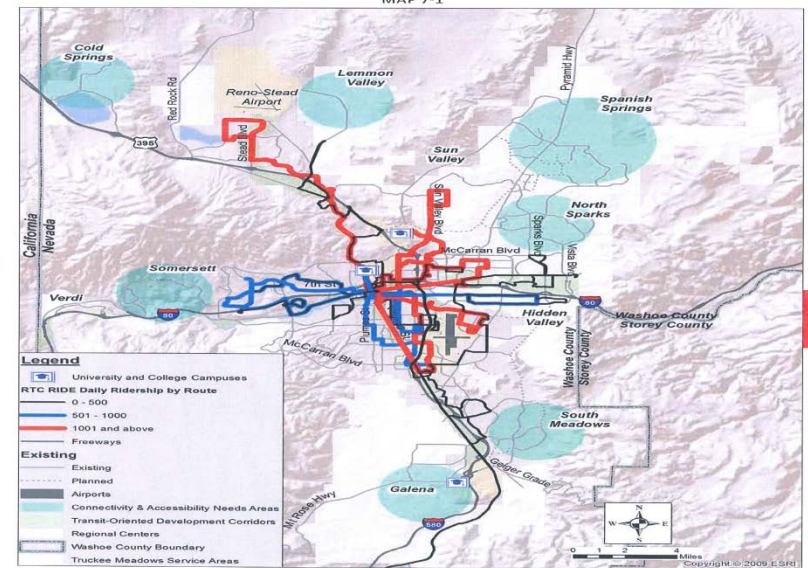
# Policy I.3.2

- “...support TRANSIT goals...”
  - **Public Transportation/ Transit Definition** – “Transportation by a conveyance that provides regular and continuing general or special transportation to the public, but does not include school bus, charter, or intercity bus transportation or intercity passenger rail transportation.”

ATTACHMENT 9  
RPC Meeting - 01/22/14  
TRANSIT VISION: RTC RIDE FIXED ROUTE EXPANSION (Legend Item 5.E)  
MAP 7-3



ATTACHMENT 10  
RPC Meeting - 01/22/14  
TRANSIT VISION: DIAL A RIDE SERVICE (UNFUN)  
MAP 7-1



## Policy 1.3.2

- “...support TRANSIT goals...”
  - “Design Guidelines require transportation improvements including a bus pad easement and a TRANSIT PLAN that provides regular and continuing general or special transportation to multi-family facility for residents that is financed by the applicant and approved by the Washoe County Director of Community Development.”
  - This is a condition that must be satisfied and no different than “five foot sidewalks,” “streetscape requirements,” and “units cannot exceed 360.”

# Serious Flaws

- Washoe County

- UNR Study a result of weeks long exercise with engineer from the Desert Research Institute and used by TMWA and UNR research professors

- TMRPA

- Jobs-housing balance used in the staff report was calculated in King County, Washington (Seattle) with completely different housing (“tens of thousands of multi-family units”) and industry mix than 2 miles from Pyramid Hwy and Calle de la Plata
- Staff report relies on out-of-state firm (Infogroup) with erroneous local estimates



# Serious Flaws

- **Vacancy rates are 4.4% in Spanish Springs and 0% for three census tracts adjacent to the project (TMRPA does not acknowledge)**
- **56% if all household earners have no or only one worker (TMRPA uses two-household earners)**
- **An additional 7,700 jobs created within two miles of the analysis site upon buildout of the commercial and industrially zoned land and 8,100 jobs within northern Spanish Springs**
- **Only 27% of Spanish Springs residents work in Spanish Springs, the remaining 73% commute to Spanish Springs (affordability)**

# Violation of the Fair Housing Act

- **Governmental action has a “discriminatory effect” and has a “significantly adverse impact on minorities.”**
- **Court found that zoning ordinance had “segregative effect” and “adverse impact on minorities” when limiting construction of multi-family housing.**
- **In finding violation of the FHA, Court concluded actions had a discriminatory effect on minorities by maintaining dwelling unit limitations and in enacting a resolution banning apartments.**

# **Factual Information**

- **No increase to 1,500 residential unit cap approved by Regional Planning Commission and Governing Board**
- **UNR Study verifies affordability and transit data**
- **Comments from all reviewing agencies (Fire Department, School District, Public Works, TMRPA, City of Sparks, etc.)**
- **100% municipal water from TMWA and Sewer Capacity according to Wood Rodgers Report**
- **So why do Regional Plan policies prohibit multi-family?**

# THE TRUCKEE MEADOWS REGION AND PLANNING FOR GROWTH

Kimberly H. Robinson

Truckee Meadows Regional Planning Agency

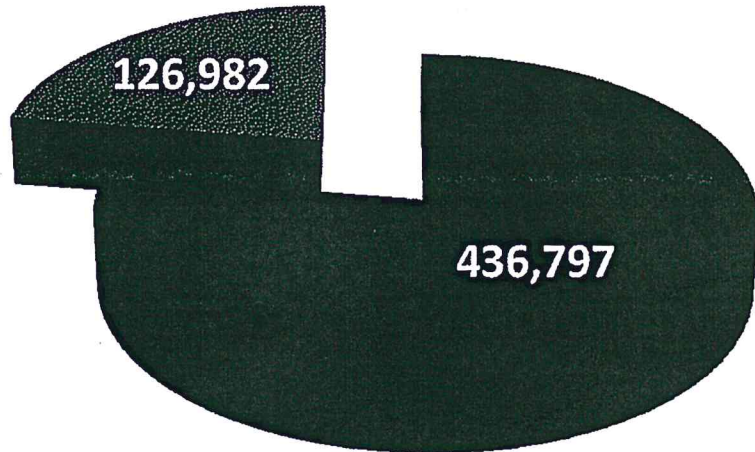
December 8<sup>th</sup>, 2014

BCC 3/10/15 #13

# How Much Are We Growing?

---

Around 127,000  
additional people in 2034



**29% Increase**

Around 81,000  
additional jobs in 2034

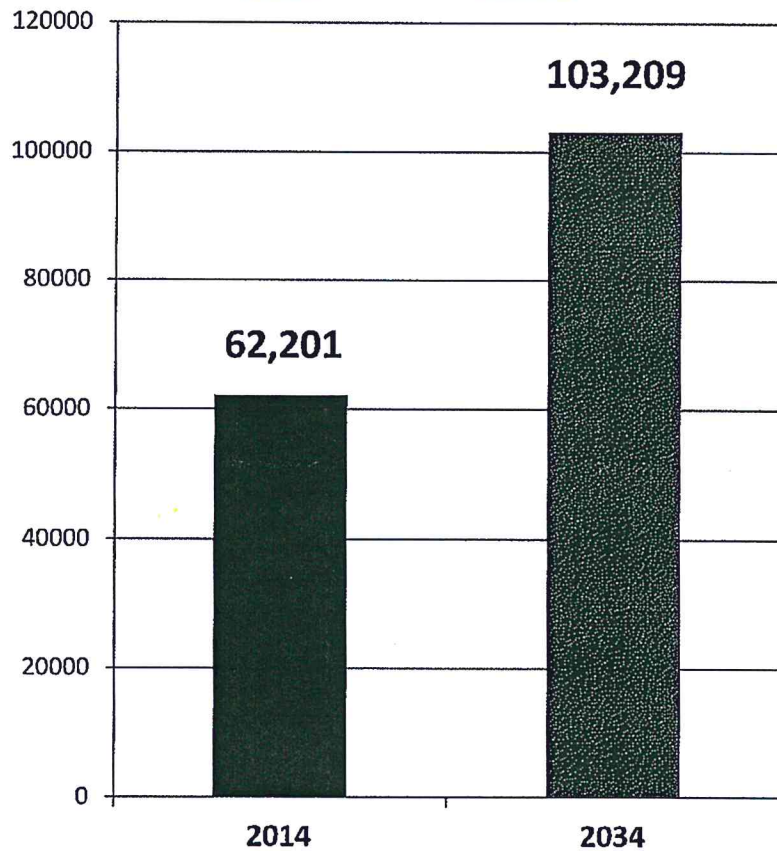


**31% Increase**



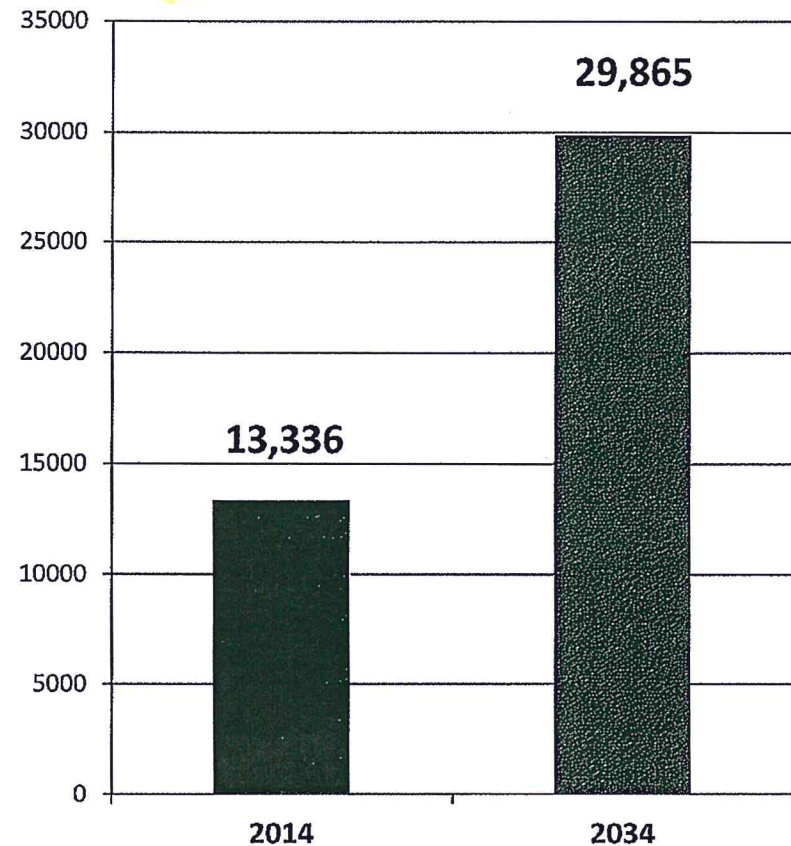
# 65+ Detail

All People Ages 65+



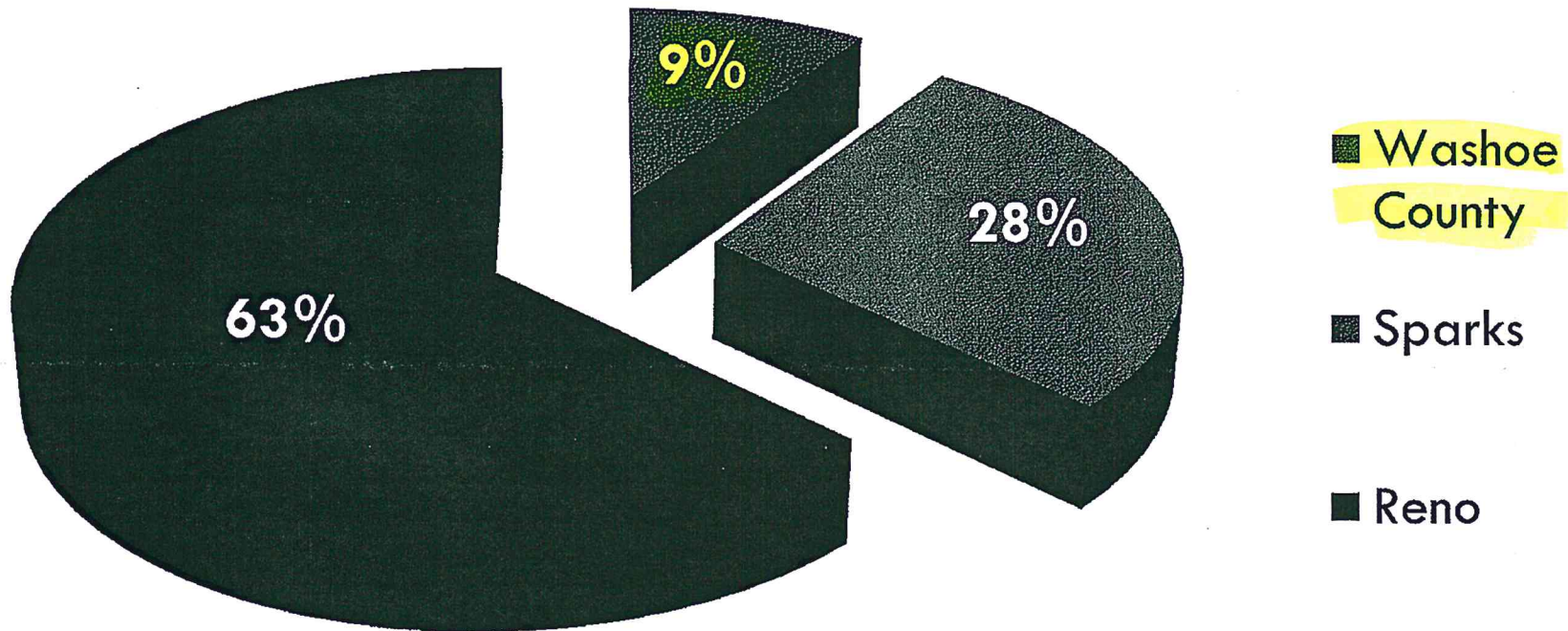
+41,008 (66% increase)

Only People Ages 80+



+16,529 (124% increase)

# Approved Future Housing Units: Percent by Jurisdiction







[Home](#) [About](#) [Our Work](#) [Meetings](#) [Contact](#)

# Regional Statistics



**Commercial Square Footage**  
Square footage of commercial buildings within the TMSA.  
*Source: Washoe County Parcel Data*



**Rivers, Streams, Creeks**  
Total miles of rivers, streams, and creeks within Washoe County.  
*Source: Washoe County GIS*



**Highways**  
Miles of highways within the TMSA.  
*Source: Washoe County GIS*



**Job Growth Rate**  
Projected annual job growth rate.  
*Source: Washoe County Consensus Forecast*



**Current Employment**  
Number of jobs within Washoe County.  
*Source: Washoe County Consensus Forecast*



**Park Land**  
Park acreage within the TMSA.  
*Source: Washoe County GIS*



**Freeways**  
Mileage of freeways within the TMSA.  
*Source: Washoe County GIS*



**Projected Employment**  
Projected number of jobs within Washoe County as of 2034.  
*Source: Washoe County Consensus Forecast*



**Population Growth Rate**  
Projected annual population growth rate.  
*Source: Washoe County Consensus Forecast*



**Current Population**  
Current population within Washoe County.  
*Source: Washoe County Consensus Forecast*



**Projected Population**  
Projected population of Washoe County for the year 2034.  
*Source: Washoe County Consensus Forecast*



**Industrial Square Footage**  
Square footage of Industrial buildings within the TMSA.  
*Source: Washoe County Parcel Data*



**Local Roads**



**Homes**



**Approved Future Units**



**Major Water Features**



Miles of local roadways within the TMSA.

Source: Washoe County GIS



Total number of housing units within the TMSA.

Source: Washoe County GIS

Potential future units within the TMSA.

Source: TMRPA

Acreage of major water features within the TMSA.

Source: Washoe County GIS

**Vacant Land**

Vacant land acreage within the TMSA.

Source: Washoe County Parcel Data



1105 Terminal Way, Suite 316  
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