



Planning Commission Staff Report

Meeting Date: March 4, 2014

Subject: Master Plan Amendment Case Number MPA14-001

Applicant: Washoe County

Agenda Item Number 9B

Proposed Amendment: An amendment to North Valleys, Southwest Truckee Meadows and Verdi Area Plans to accommodate the removal by the city of Reno of multiple parcels from the City of Reno's Sphere of Influence into Washoe County's jurisdiction.

Recommendation: Adopt the resolution to amend the three Area Plans and recommend their adoption to the Board of County Commissioners.

Prepared by: Trevor Lloyd, Senior Planner
Washoe County Community Services Department
Planning and Development Division
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E-Mail: tlloyd@washoecounty.us

Description

Master Plan Amendment Case Number MPA14-001 (City of Reno SOI Rollback) – To amend the Master Plan maps within the North Valleys, Southwest Truckee Meadows and Verdi Area Plans being a part of the Washoe County Master Plan by changing the master plan designations of numerous properties from Special Planning Area (City of Reno Master Plan Designation) to a mix of Rural (R), Suburban Residential (SR) and Commercial (C) in order to accommodate the recent action by the City of Reno to rollback these properties from the City of Reno's Sphere of Influence (SOI) into Washoe County's planning jurisdiction. To reflect requested changes and to maintain currency of general area plan data, administrative changes to the North Valleys, Southwest Truckee Meadows and Verdi Area Plans are proposed. These administrative changes include a revised map series with updated parcel base, an updated parcel base, an updated Planned Land Use Table and applicable text, and other matters properly relating thereto without prejudice to the final dispensation of the proposed amendments. And if adopted, forward to the Board of County Commission for their adoption.

- Applicant: Washoe County
- Locations: West Verdi, Sunrise at Whites Creek and Grand View Terrace
- Parcel Size: ±330 acres
- Previous Master Plan: Special Planning Area (City of Reno Master Plan Designation)

- Proposed Master Plan: Rural (R), Suburban Residential (SR) and Commercial (C)
- Area Plans: North Valleys, Southwest Truckee Meadows and Verdi
- Citizen Advisory Boards: North Valleys, South Truckee Meadows/Washoe Valley, and Verdi Township (inactive)
- Development Code: Article 820, Amendment of Master Plan
- Commission Districts: 2 – Commissioner Humke
5 – Commissioner Weber
- Section/Township/Range: Sec 9 & 16, T20N, R19E; Sec 17, 19, 20 & 30, T19N, R18E and Sec 29, T18N, R20E, MDM, Washoe County, NV
- Staff Representative: Trevor Lloyd, Senior Planner
775.328.3620, tlloyd@washoecounty.us

Assessor's Parcel Numbers Subject to the Master Plan Amendment Request:

82-650-01, 02, 03, 04, 05, 06, 12, 14, 15, 16, 17, 18, 19, 20, 22, 23

82-660-01, 02, 03, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 23, 26

82-262-01, 02, 08, 09, 10, 11, 12, 13, 14, 15, 16, 19, 20, 21, 22, 23, 24

82-263-02, 08, 09, 10, 15, 17, 22, 26, 39, 42, 43, 45, 46, 50, 51, 52, 54, 55, 56

82-270- 26, 36, 37, 38

570-241-01, 02, 03, 04, 05, 06

570-242-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14

570-243-01, 02, 03, 04, 05, 06, 07

570-251-01, 02, 03, 04

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570-253-01, 02, 03, 04

570-261-01, 02, 03, 04, 05

570-262-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11

570-263-01, 02, 03, 04, 05, 06, 07, 08, 09, 10, 11, 12, 13, 14, 15, 16, 17

570-281-01

49-772-13, 14, 15, 16

142-031-05

142-272-01

142-271-01, 02, 03, 04, 07, 08

142-273-02, 03, 04, 05, 06, 07, 10, 11

142-281-04, 05, 08, 11, 12, 13, 14

142-291-01, 02, 03, 04, 07, 08, 09, 10, 11, 12

38-242-03, 13, 25, 26, 27, 29, 31, 33, 34, 35

38-250-02, 03, 04, 07, 08, 09, 10

38-260-20, 23, 25, 26

38-810-02, 03, 04, 06, 08

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Exhibits Contents

Resolution Exhibit A

Appendix 8 of the Truckee Meadows Regional Plan Exhibit B

Noticing Map Exhibit C

North Valleys, Southwest Truckee Meadows and Verdi Master Plan Maps Exhibit D

Explanation of a Master Plan Amendment

The purpose of a Master Plan Amendment application is to provide a method of review for requests to amend the Master Plan.

The Master Plan guides growth and development in the unincorporated areas of Washoe County, and consists of three volumes. By establishing goals and implementing those goals through policies and action programs, the Master Plan addresses issues and concerns both countywide and within each community. Master Plan amendments ensure that the Master Plan remains timely, dynamic, and responsive to community values. The Washoe County Master

Plan can be accessed on the Washoe County website at <http://www.washoecounty.us>, select Departments, Planning and Development, then Planning Documents (Master Plan, Regulatory Zone) - or it may be obtained at the front desk of the Washoe County Planning and Development Division.

Volume One of the Master Plan outlines six countywide priorities through the year 2025. These priorities are known as Elements and each is summarized below. The Land Use and Transportation Element in particular, plays a vital role in the analysis of a Master Plan Amendment.

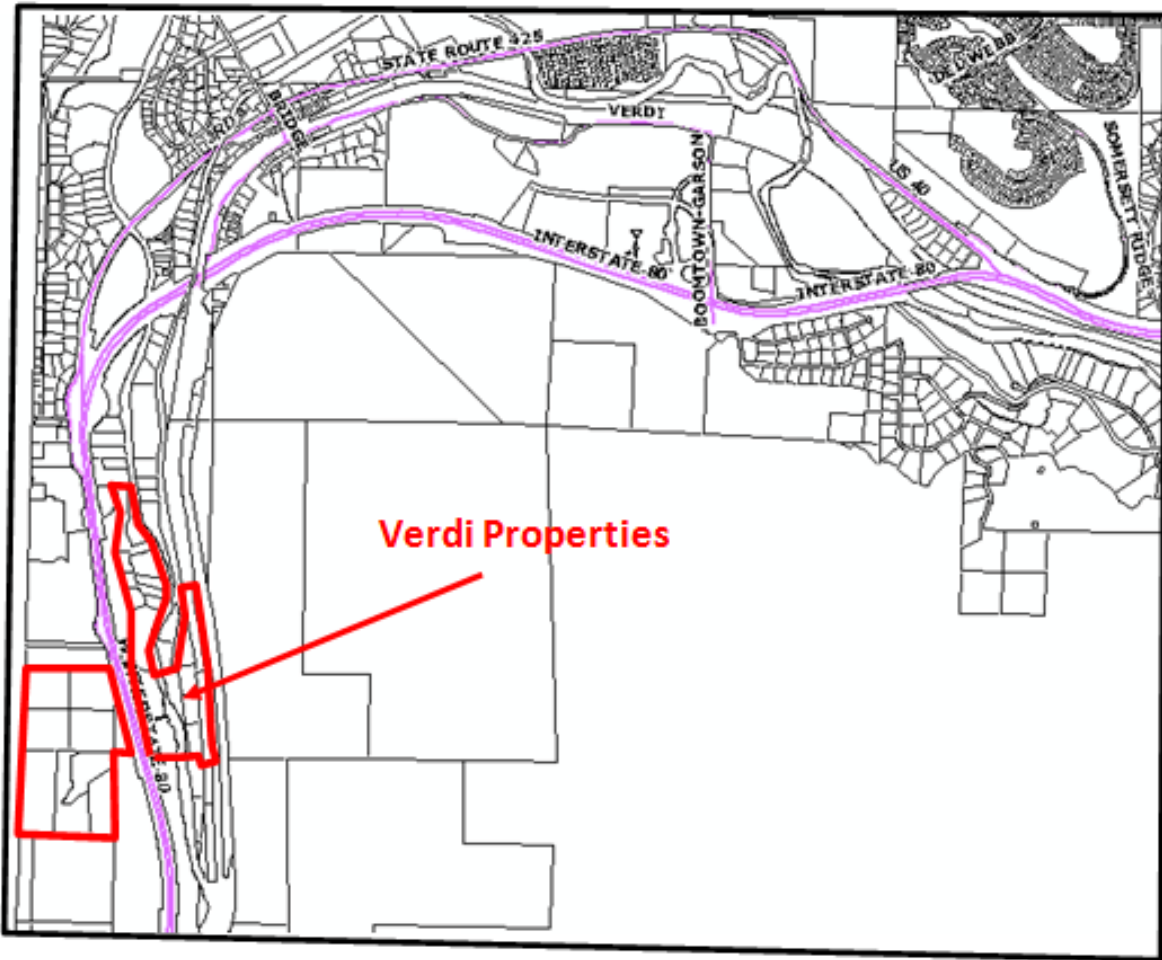
- **Population Element.** Projections of population, housing characteristics, trends in employment, and income and land use information for the County.
- **Conservation Element.** Information, policies and action programs, and maps necessary for protection and utilization of cultural and scenic, land, water, air and other resources.
- **Land Use and Transportation Element.** Information, policies and action programs, and maps defining the County's vision for development and related transportation facilities needed for the forecasted growth, and protection and utilization of resources.
- **Public Services and Facilities Element.** Information, policies and action programs, and maps for provision of necessary services and facilities (i.e. water, sewer, general government and public safety facilities, libraries, parks, etc.) to serve the land use and transportation system envisioned by the County.
- **Housing Element.** Information, policies and action programs, and maps necessary to provide guidance to the County in addressing present and future housing needs.
- **Open Space and Natural Resource Management Plan Element.** Information, policies and action programs, and maps providing the necessary framework for the management of natural resources and open spaces.

Volume Two of the Master Plan consists of 13 Area Plans, which provide detailed policies and action programs for local communities in unincorporated Washoe County relating to conservation, land use and transportation, public services and facilities information, and maps.

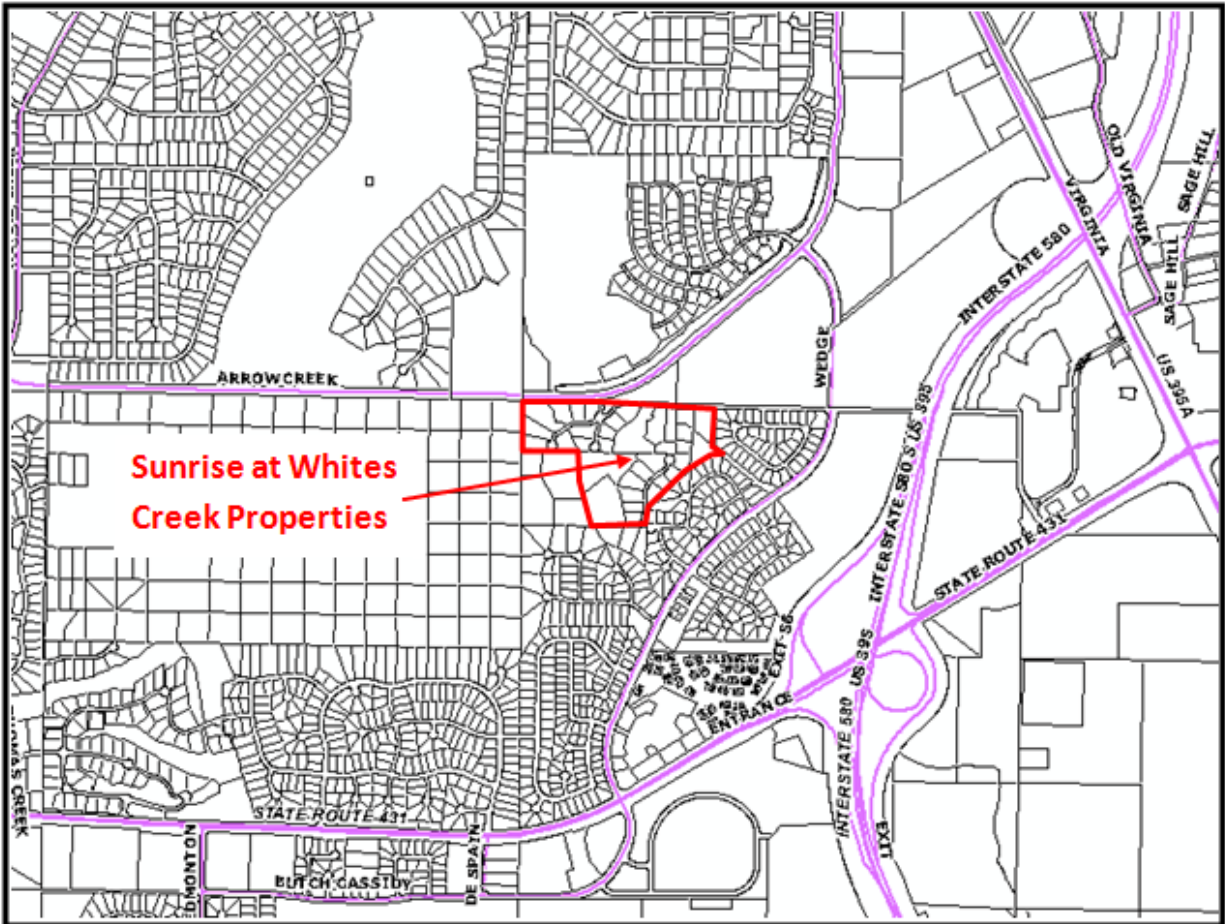
Volume Three of the Master Plan houses Specific Plans, Joint Plans and Community Plans that have been adopted by the Washoe County Commission. These plans provide specific guiding principles for various districts throughout unincorporated Washoe County.

Requests to amend the Master Plan may affect text and/or maps within one of the six Elements, one of the 13 Area Plans, or one of the Specific Plans, Joint Plans or Community Plans. Master Plan Amendments require a change to the Master Plan and are processed in accordance with Washoe County Development Code Article 820, Amendment of Master Plan.

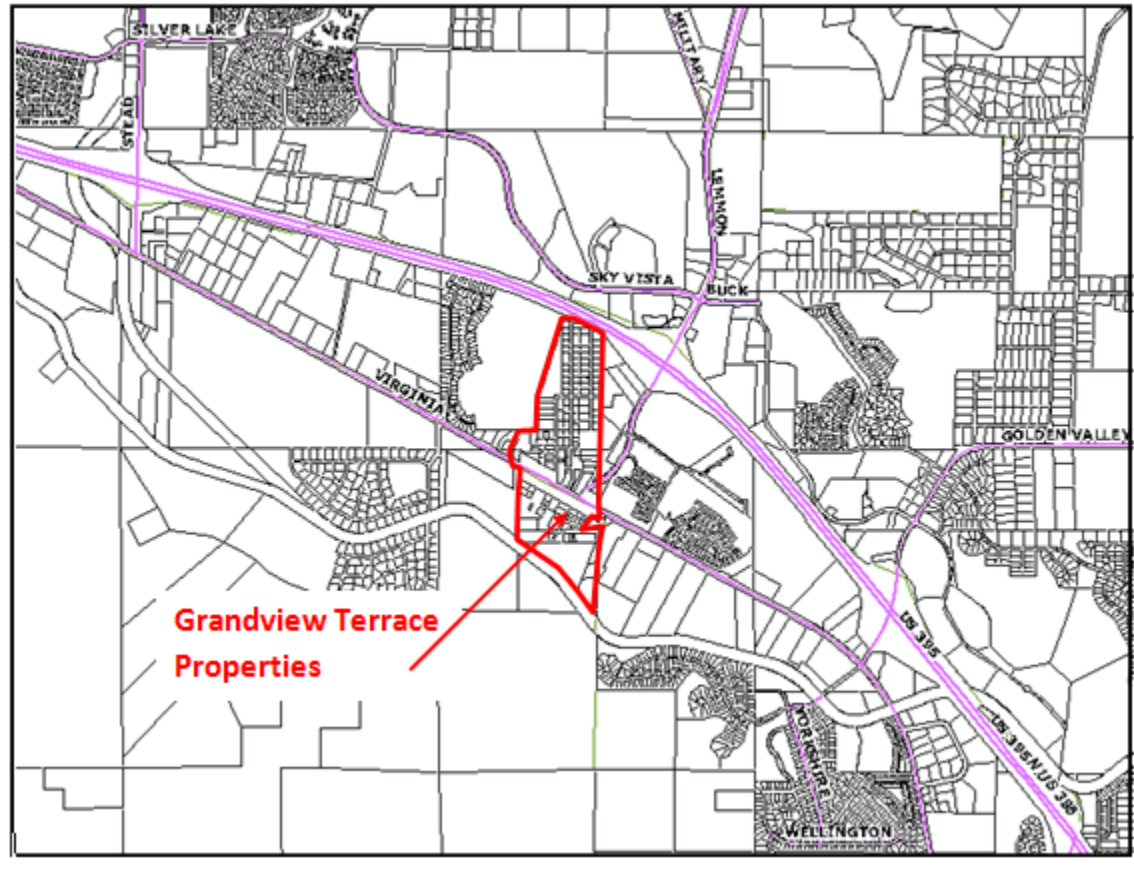
When making a recommendation to the Washoe County Commission, the Planning Commission must make at least three of the findings as set forth in Section 110.820.15 of the Washoe County Development Code, unless a military installation is required to be noticed, then a finding of fact pursuant to subsection 6 of Section 110.820.15 is also required. If there are findings contained in the Area Plan in which the subject property is located, then the Planning Commission must make all of these findings in addition to the above-referenced findings. A recommendation the Master Plan Amendment will require a 2/3 vote by the members of the Planning Commission.



Verdi Area Vicinity Map

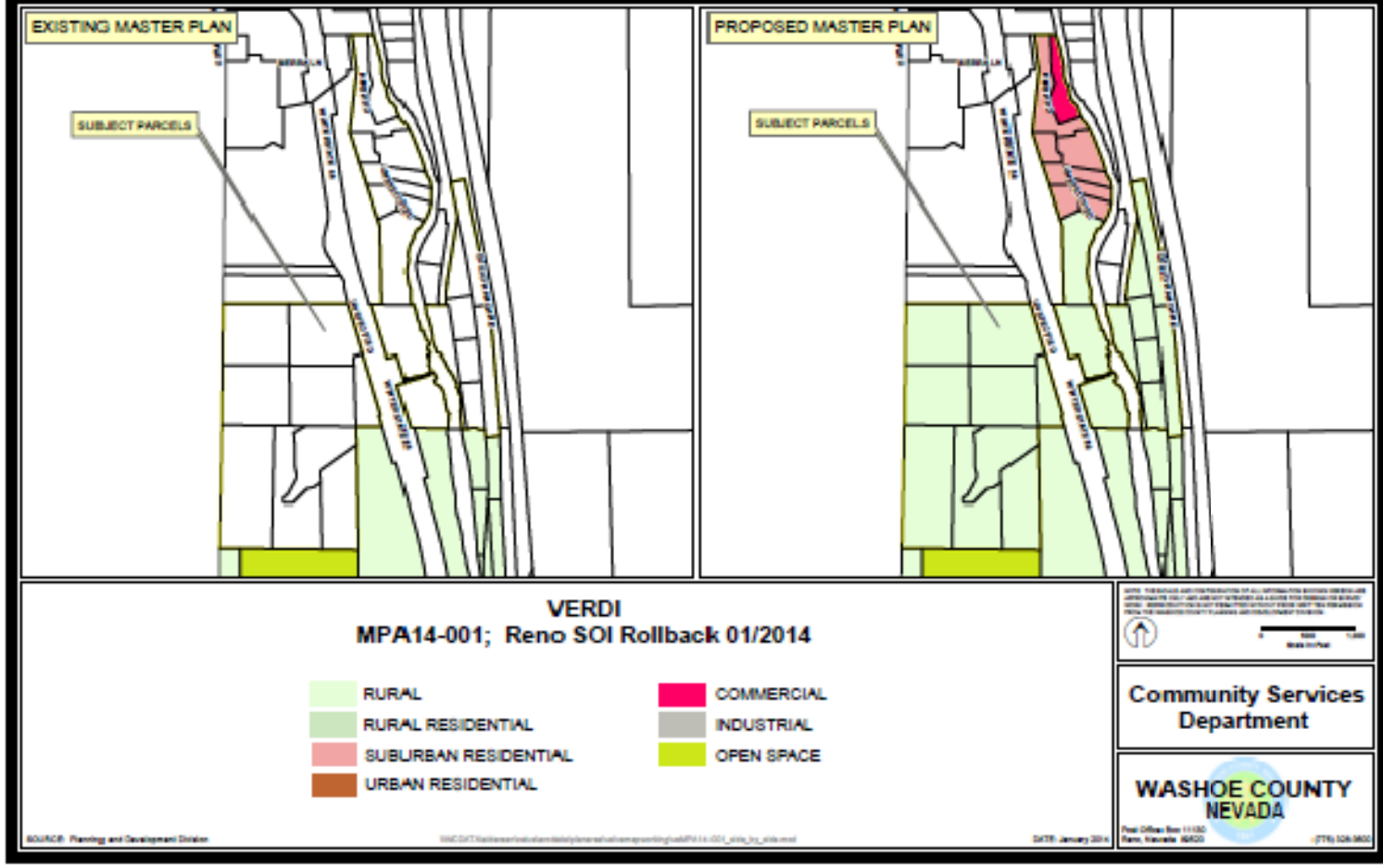


Sunrise at Whites Creek Vicinity Map

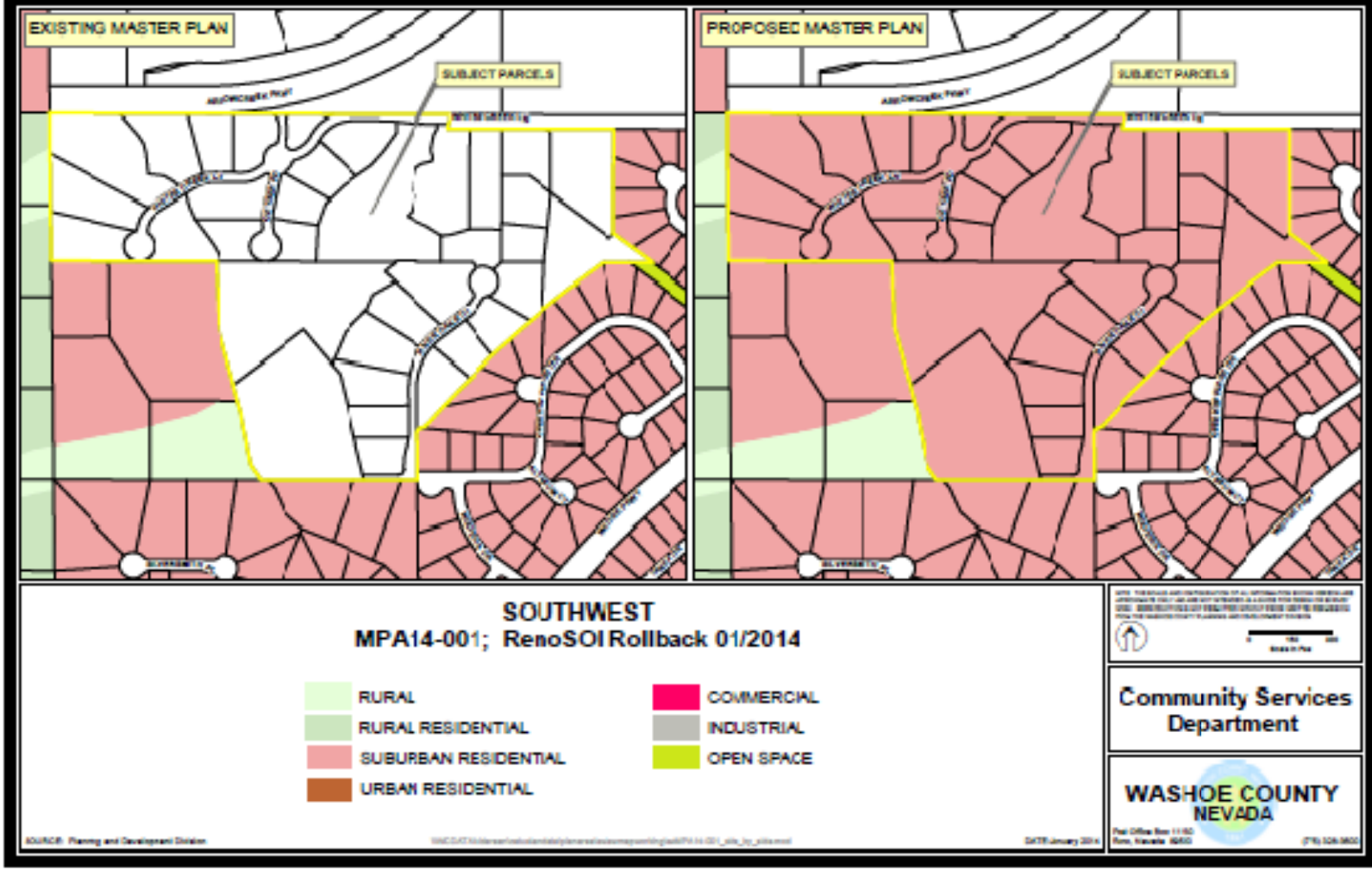


Grandview Terrace Vicinity Map

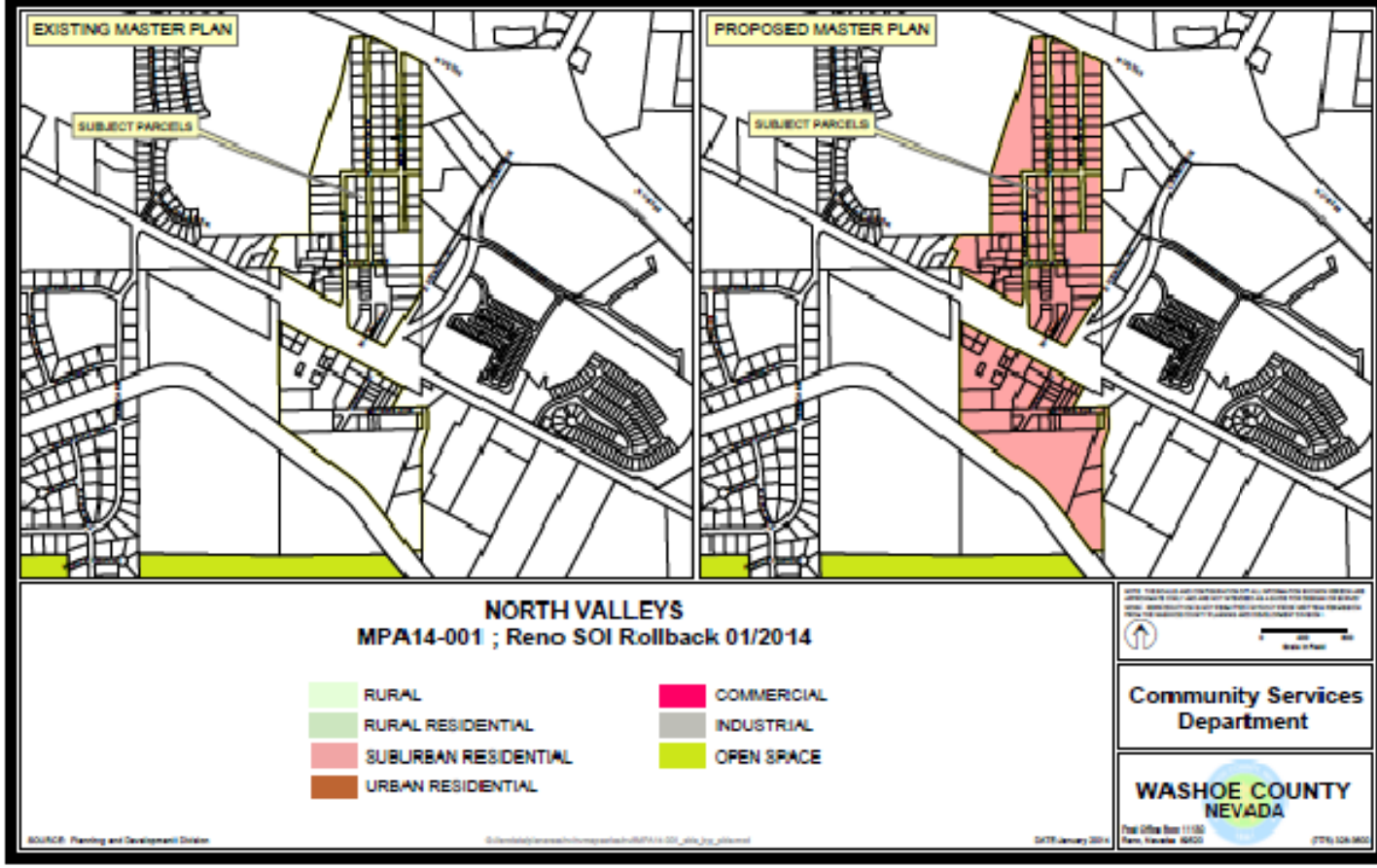
Existing and Proposed Master Plan Maps



Verdi Existing and Proposed Master Plan Map



Southwest Truckee Meadows Existing and Proposed Master Plan Map



North Valleys Existing and Proposed Master Plan Map

ANALYSIS

Current Conditions

The proposed Master Plan Amendments is being requested to accommodate the recent actions by the City of Reno and the Truckee Meadows Regional Planning Agency to rollback several areas within the City of Reno's Sphere of Influence (SOI) and the City's Truckee Meadows Service Area (TMSA) into Washoe County's planning jurisdiction/Washoe County's TMSA and Rural Development Area (RDA). The areas involved in the rollback include 215 parcels, totaling ±330 acres. Approximately 153 acres are within the County's TMSA and the remaining 177 acres are located outside of the TMSA within the RDA. The three areas involved in the rollback include an area south of Arrowcreek Parkway in the Southwest Truckee Meadows Area Plan, the West Fourth Street properties within the Verdi Area Plan and the Grand View Terrace area of the North Valleys Area Plan.

Policy 1.2.16(2) of the Truckee Meadows Regional Plan provides the following:

When lands are removed from a city's SOI, the following policies apply:

- a) the city land use that is in existence at the time of the SOI change, as translated to corresponding County land use in Appendix 8, shall provide guidance in the County until Policy 1.2.16(2)(b) is satisfied; and,*
- b) the County shall prepare and submit its master plan amendment for conformance review with the land uses determined as described in Policy 1.2.16(2)(a) within 120 days and upon a finding of conformance take jurisdiction for actions covered under NRS 278.010- 630.*

The proposed Master Plan categories for each of the 215 parcels are consistent with the Master Plan categories identified in the translation table of the Truckee Meadows Regional Plan (Appendix 8 of the Regional Plan – see Exhibit B). The Master Plan categories found in the translation table of the Regional Plan provide for the transitional (temporary) categories until Washoe County formally adopts the new categories and the Master Plan is found in conformance with the Regional Plan. The master plan categories for the 215 parcels subject to the rollback include 196 parcels designated Suburban Residential (SR), 18 parcels designated Rural (R) and one parcel designated Commercial (C). The only parcels not designated SR are located within the Verdi Area Plan. The City of Reno's Master Plan land use for each of the subject properties was Special Planning Area.

Washoe County currently has existing regulatory zoning adopted for all of the properties subject to the rollback. This is consistent with other properties within a City's Sphere of Influence in that the County's regulatory zoning remains in effect until the City adopts zoning for a property. Since the City of Reno never adopted zoning for these properties, the County regulatory zoning remains in effect. Therefore, there will be no regulatory zoning changes proposed as part of the rollback process. The existing regulatory zoning is consistent with the proposed Master Plan category for each of the properties.

Consistency with Master Plan and Regulatory Zone map

The proposed amendment is a response to action taken by the City or Reno and Truckee Meadows Regional Planning Agency, and there is no change in density or intensification associated with this request. The amendment complies with the translation table of the Regional Plan and is consistent with the existing underlying regulatory zoning adopted by Washoe

County, thus the amendment request is consistent with the goals and policies of the Master Plan and the Regulatory Zone map.

Desired Pattern of Growth

The properties located in the North Valleys (Grand View Terrace) and the Southwest Truckee Meadows (Sunrise at Whites Creek) have essentially been developed and the properties in the Verdi area are primarily rural. The rollback of these properties into Washoe County's jurisdiction do not conflict with the goals and policies of the Master Plan and therefore support the desired pattern of growth in Washoe County

Availability of Facilities

The subject properties were located within the City of Reno's Sphere of Influence for land use and planning purposes but were, and continue to be, served by Washoe County for all other infrastructure and services. The Verdi area subject to the rollback is currently served by existing wells and septic tanks as municipal water and wastewater infrastructure have not yet been extended to the subject area. The Grandview Terrace (North Valleys) properties are generally served by municipal water and wastewater infrastructure. While some parcels are still served by domestic wells, water and wastewater lines traverse the area. In the Sunrise at Whites Creek (SWTM) area, except for two parcels, the area is served by municipal water and sewer. Also, this area has been subdivided into parcels ranging from .25 acres to 4 acres in size.

Development Suitability within the Verdi, North Valleys and Southwest Truckee Meadows Area Plans

According to the Development Suitability map for the Verdi, North Valleys and Southwest Truckee Meadows Area Plans, most of the subject properties are identified as unconstrained for development. However, there is a small area of potential wetlands and potential flood hazards in the Sunrise at Whites Creek (Southwest Truckee Meadows area), a very small area of slopes of 15% in the Grandview Terrace (North Valleys area), and slopes over 15%, 100-year flood area and potential wetlands in the Verdi area.

Citizen Advisory Board (CAB) and Neighborhood Meeting

The notice for proposed amendment was provided to the South Truckee Meadows/Washoe Valley and North Valleys Citizen Advisory Boards members and each have been invited to attend the scheduled neighborhood meeting; the Verdi Citizen Advisory Board is inactive. To date, no comments have been received from the CAB members. A combined neighborhood meeting for the three areas is scheduled to occur on Wednesday, February 26, 2014. A summary of that meeting will be provided to the Planning Commission at the March 4, 2014 Planning Commission meeting.

Public Notice

Notice for Master Plan Amendments must be given in accordance with the provisions of Nevada Revised Statutes 278.210, as amended.

Owners of all real property to be noticed are owners identified on the latest County Assessor's ownership maps and records. Such notice is complied with when notice is sent to the last known addresses of such real property owners as identified in the latest County Assessor's records.

Any person who attends the public hearing is considered to be legally noticed unless those persons can provide evidence that they were not notified according to the provisions of Section 110.820.23 of the Washoe County Development Code.

A minimum of 30 property owners within 750 feet of the area to which the proposed amendment pertains must be noticed by mail at least 10 days before the public hearing date. Notice must also be given in a newspaper of general circulation within Washoe County at least 10 days before the public hearing date.

Noticing for this proposal: 373 property owners within 750 feet of the subject parcel(s) were noticed by mail not less than 10 days before today's public hearing. The Noticing Map is provided as Exhibit C. A legal ad was placed with the Reno Gazette Journal for February 21, 2014.

Staff Comment on Required Findings

Before adopting a Master Plan Amendment, Washoe County Code Section 110.820.15 requires that all six findings be made by the Planning Commission. Staff recommends that all of the following findings can be made based on the following:

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.

Staff Comment: *The requested amendment is in substantial compliance with the policies and action programs of the Washoe County Master Plan and the North Valleys, Southwest Truckee Meadows and Verdi Area Plans.*

2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.

Staff Comment: *The proposed land uses are consistent with the underlying regulatory zoning and the adjacent land uses of all adjoining properties and will not adversely impact the public health, safety or welfare.*

3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.

Staff Comment: *There have not been substantial changes to the Verdi, Southwest Truckee Meadows or North Valleys planning areas that would result in inconsistent or incompatible uses created by the proposed Master Plan Amendment request.*

4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan category.

Staff Comment: *The proposed Master Plan Amendment will not result in an increase in density or intensity of use and the existing transportation, utility, etc. services are adequate and appropriate to support the proposed amendment.*

5. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

Staff Comment: *The proposed Master Plan Amendment promotes compatibility with the surrounding uses and is consistent with the goals and policies of the Washoe County Master Plan.*

6. The proposed amendment will not affect the location, purpose and mission of the military installation.

Staff Comment: *There are no military installations within close proximity of the subject sites.*

Recommendation

It is recommended that the proposed Master Plan Amendment be adopted and recommended for adoption to the Board of County Commissioners. The following motion is provided for your consideration:

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the proposed Master Plan Amendment and recommend its adoption to the Washoe County Board of County Commissioners having made all six of the following findings in accordance with Washoe County Development Code Section 110.820.15. I further move to authorize the Chair to sign the Resolution, Exhibit A, on behalf of the Commission.

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan category.
5. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.

6. The proposed amendment will not affect the location, purpose and mission of the military installation.

Appeal Process

An action of denial by the Planning Commission may be appealed to the Board of County Commissioners as specified in Section 110.820.25 of the Washoe County Development Code within 10 days after the date of decision. If the end of the appeal period falls on a non-business day, the appeal period shall be extended to include the next business day.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS, SOUTHWEST TRUCKEE MEADOWS, AND VERDI AREA PLAN (MPA14-001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 14-

Whereas Master Plan Amendment Case Number MPA14-001, came before the Washoe County Planning Commission for a duly noticed public hearing on March 4, 2014; and

Whereas the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed Master Plan amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Master Plan Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Master Plan amendment as set forth in NRS Chapter 278 and Washoe County Development Code, Article 820, Amendment of Master Plan; and

Whereas, pursuant to Washoe County Code Section 110.820.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Master Plan Amendment:

1. Is in substantial compliance with the policies and action programs of the Master Plan;
2. Would not result in land uses which are incompatible with (existing or planned) adjacent land uses, and would adversely impact the public health, safety or welfare;
3. Identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land;
4. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
5. Promotes the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services, and

6. Will not affect the location, purpose and mission of the military installation

Now, therefore, be it resolved that pursuant to NRS 278.210(3) that the (1) Washoe County Planning Commission does hereby adopt the proposed Master Plan Amendment in Master Plan Amendment Case Number MPA14-001, comprised of the maps, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above; and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above. A certified copy of this resolution shall be submitted to the Board of County Commission and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on March 4, 2014.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Carl R. Webb, Jr., AICP, Secretary

Roger M. Edwards, Chair

APPENDIX 8

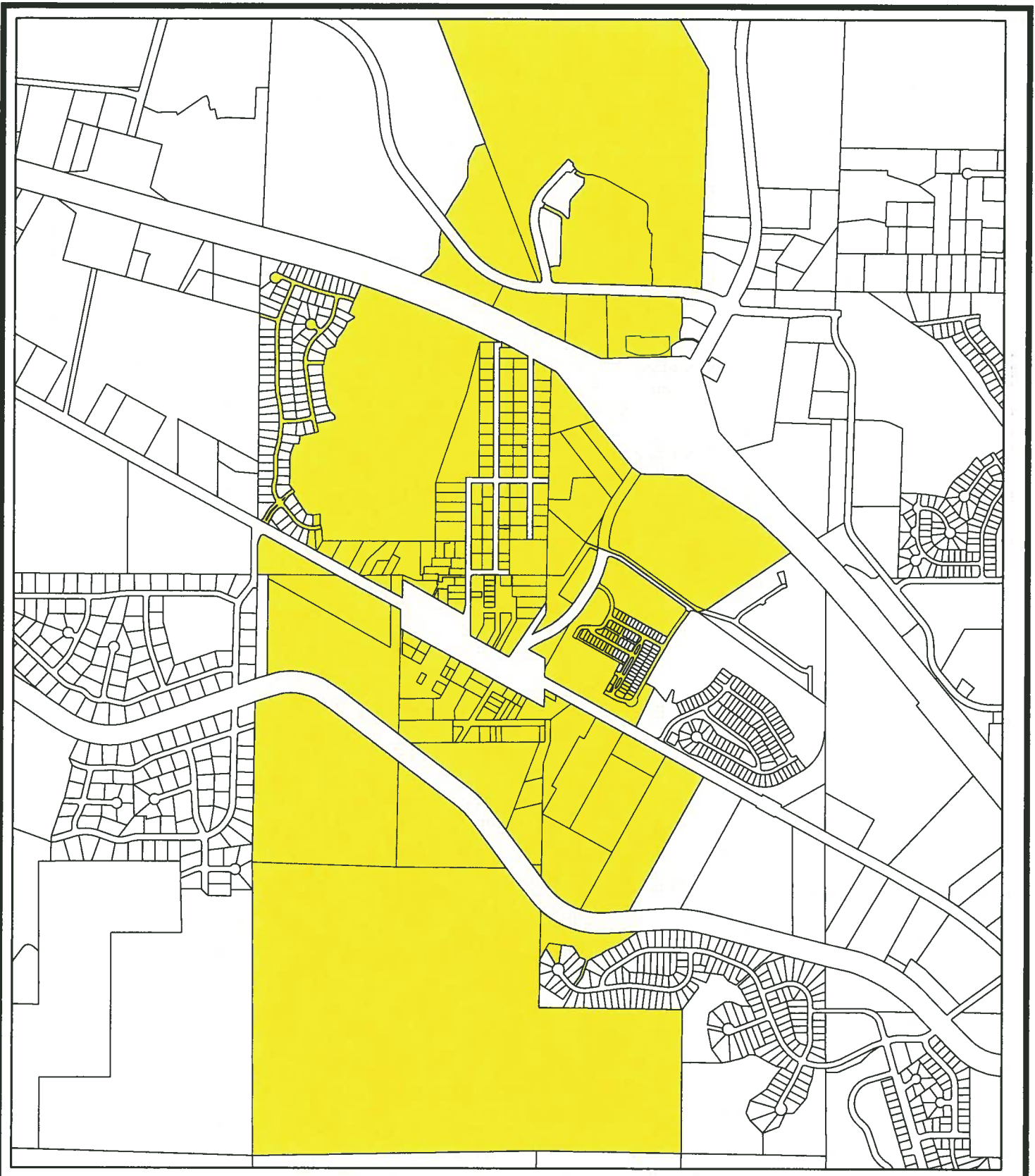
**TRANSLATION OF LAND USE UPON REMOVAL OF A CITY'S
SPHERE OF INFLUENCE (SOI)
(SEE POLICY 1.2.16)**

The following table is applicable when lands are removed from the City of Reno's SOI

Reno Master Plan Land Use	Washoe County Land Use
Unincorporated Transition	Rural Residential or Rural Residential
Single-Family Residential	Rural Residential or Suburban Residential
Mixed Residential	Suburban Residential or Urban Residential
Urban Residential/Commercial	Urban Residential or Commercial
Industrial	Industrial
Public Facility	Open Space
Park/Recreation/Open Space	Open Space
Special Planning Area	Rural or Commercial

The following table is applicable when lands are removed from the City of Sparks' SOI

Sparks Master Plan Land Use	Washoe County Land Use
5 - 10 ac/du	Rural Residential
Estate Density Res. 1-3 du/ac	Suburban Residential
Low Density Res. 3-7 du/ac	Suburban Residential
Low Density Res./Medium Density Res.	Suburban Residential
Low Medium Density Res. 7-14 du/ac	Suburban Residential or Urban Residential
Medium Density Res. 14-20 du/ac	Urban Residential
High Density Res. 20-43 du/ac	Urban Residential
Mixed Use	Commercial
Industrial	Industrial
Tourist Commercial	Commercial
Tourist Commercial/General Commercial	Commercial
Office Professional	Commercial
OS/Rural Reserve	Rural, Rural Residential, or Open Space
Park	Allowed in all WC land uses
Public Facility	Allowed in all WC land uses
School	Allowed in all WC land uses



MAILMAP

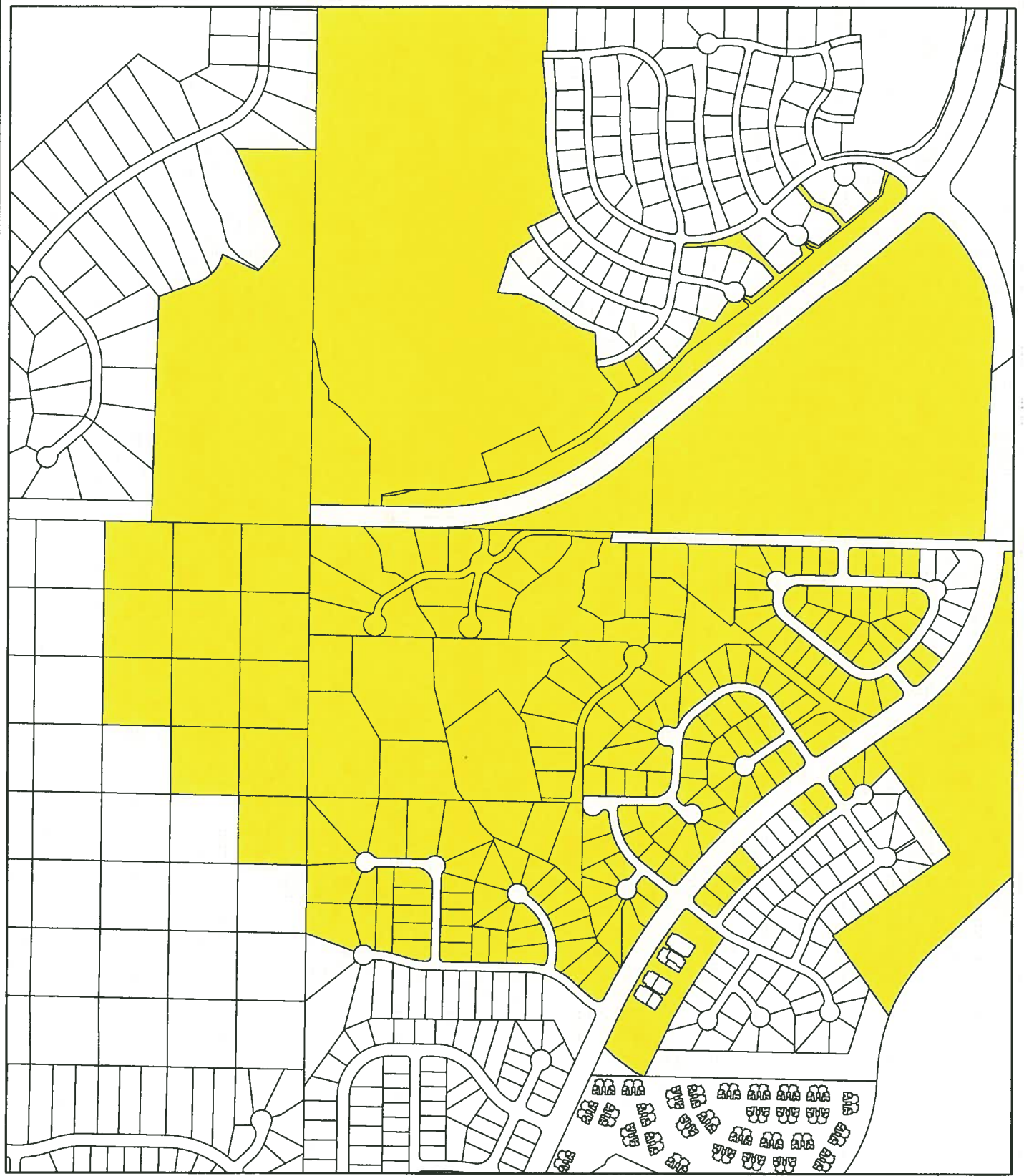
MPA14-001
North Valleys Area



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

Source: Current Planning Program

Date: February 2014



MAILMAP

MPA14-001
SWTM Area

Source: Current Planning Program

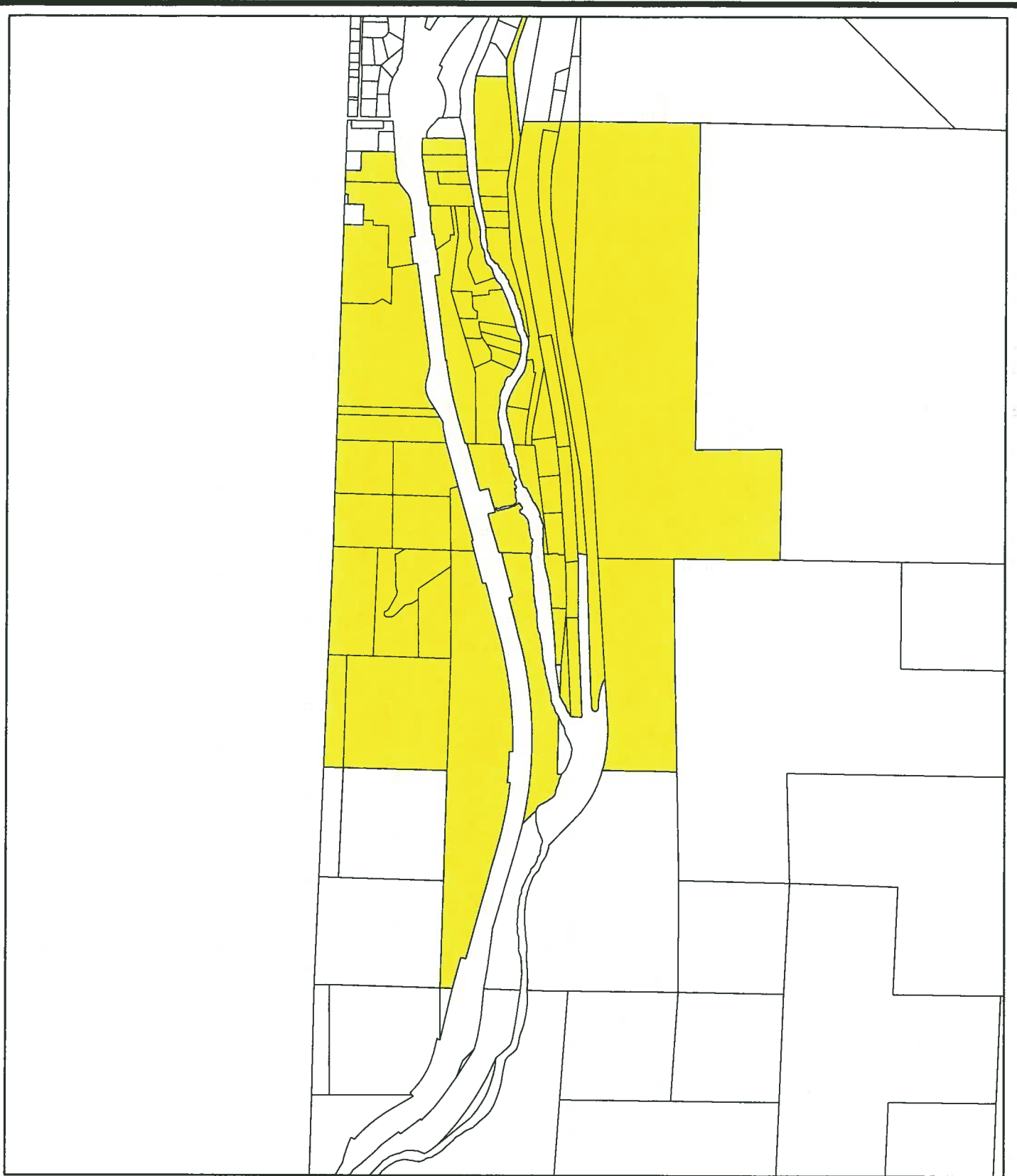


Date: February 2014

Department of
Community
Development

WASHOE COUNTY
NEVADA

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



MAILMAP

**MPA14-001
Verdi Area**



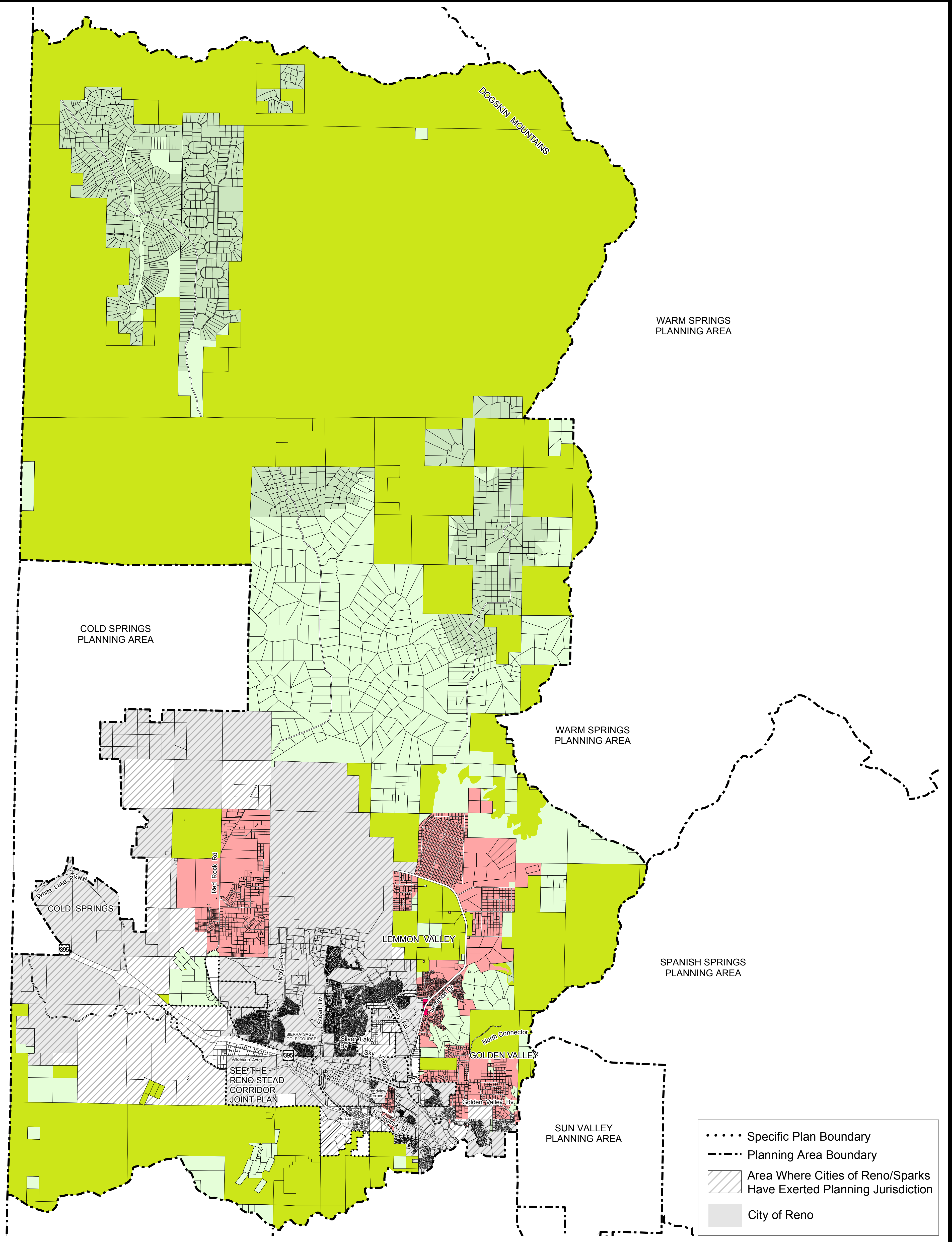
**Department of
Community
Development**

**WASHOE COUNTY
NEVADA**

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

Source: Current Planning Program

Date: February 2014



NORTH VALLEYS 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.

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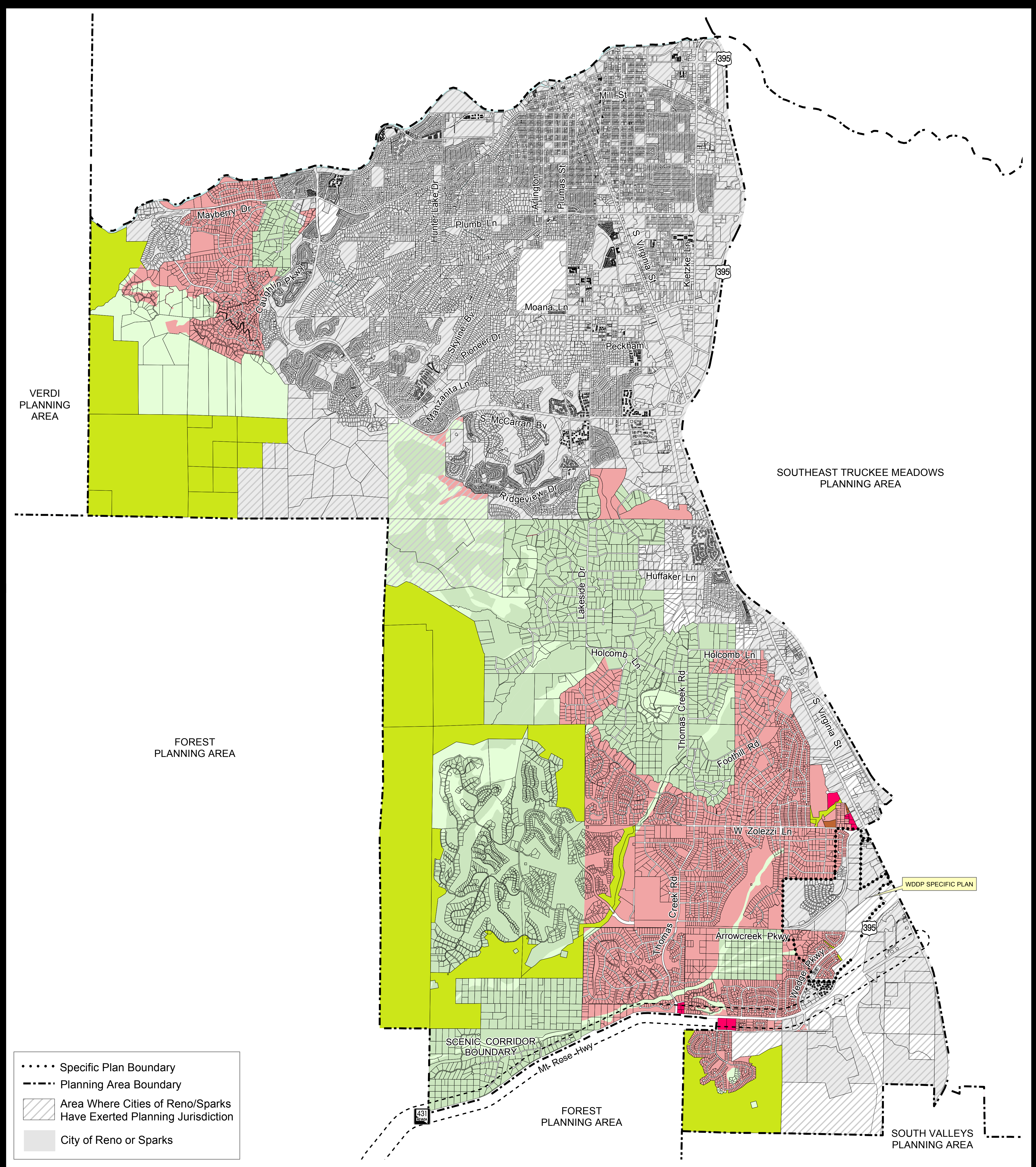
CERTIFICATION: THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED MASTER PLAN MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

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



SOUTHWEST MASTER PLAN MAP

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

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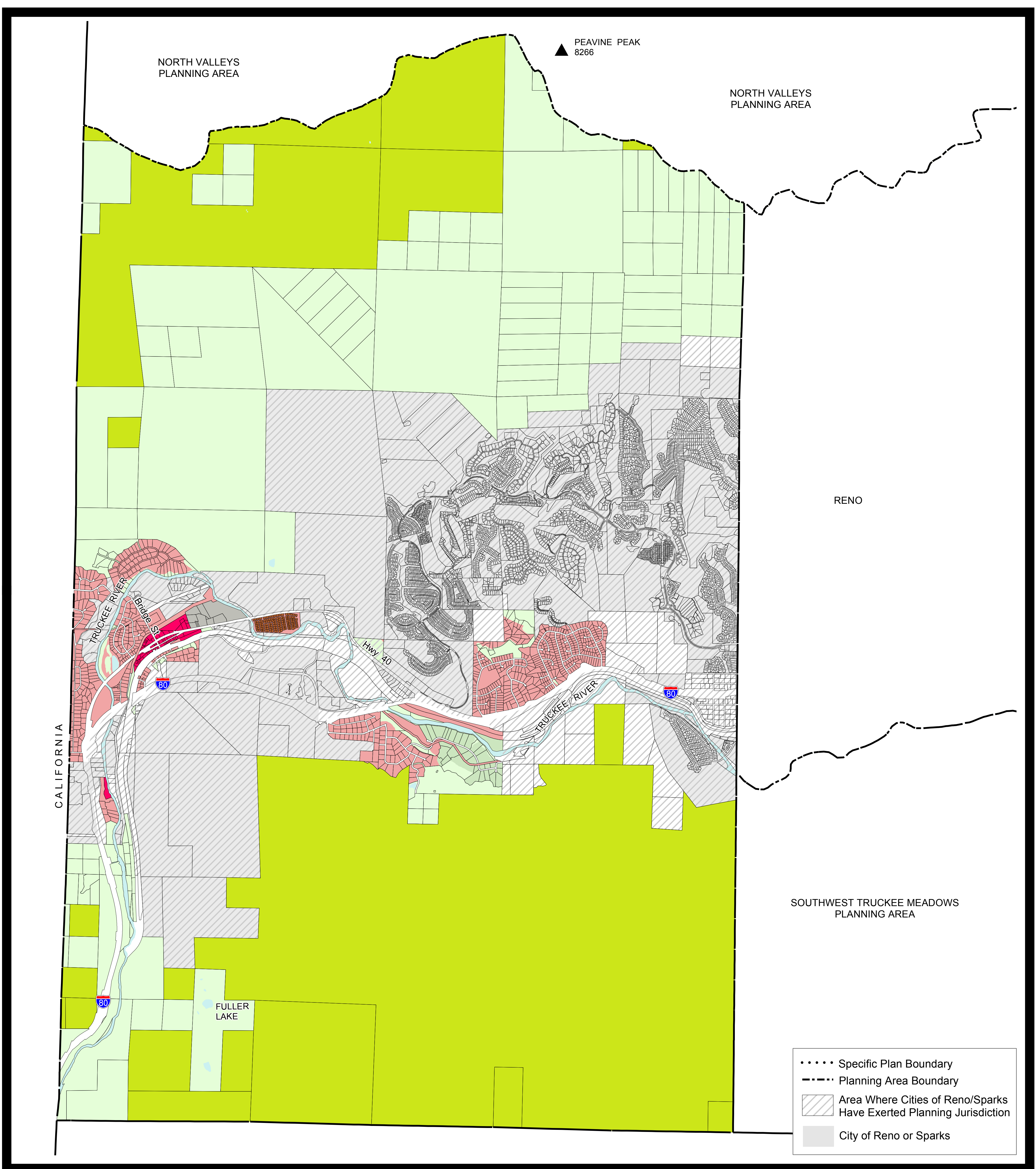
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DATE _____ DIRECTOR _____

**Community Services
Department**

**WASHOE COUNTY
NEVADA**



VERDI MASTER PLAN MAP

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

Planning and Development Division

PC Date: March 4, 2014
BCC Date:

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DATE _____ DIRECTOR _____

Community Services
Department

WASHOE COUNTY
NEVADA

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

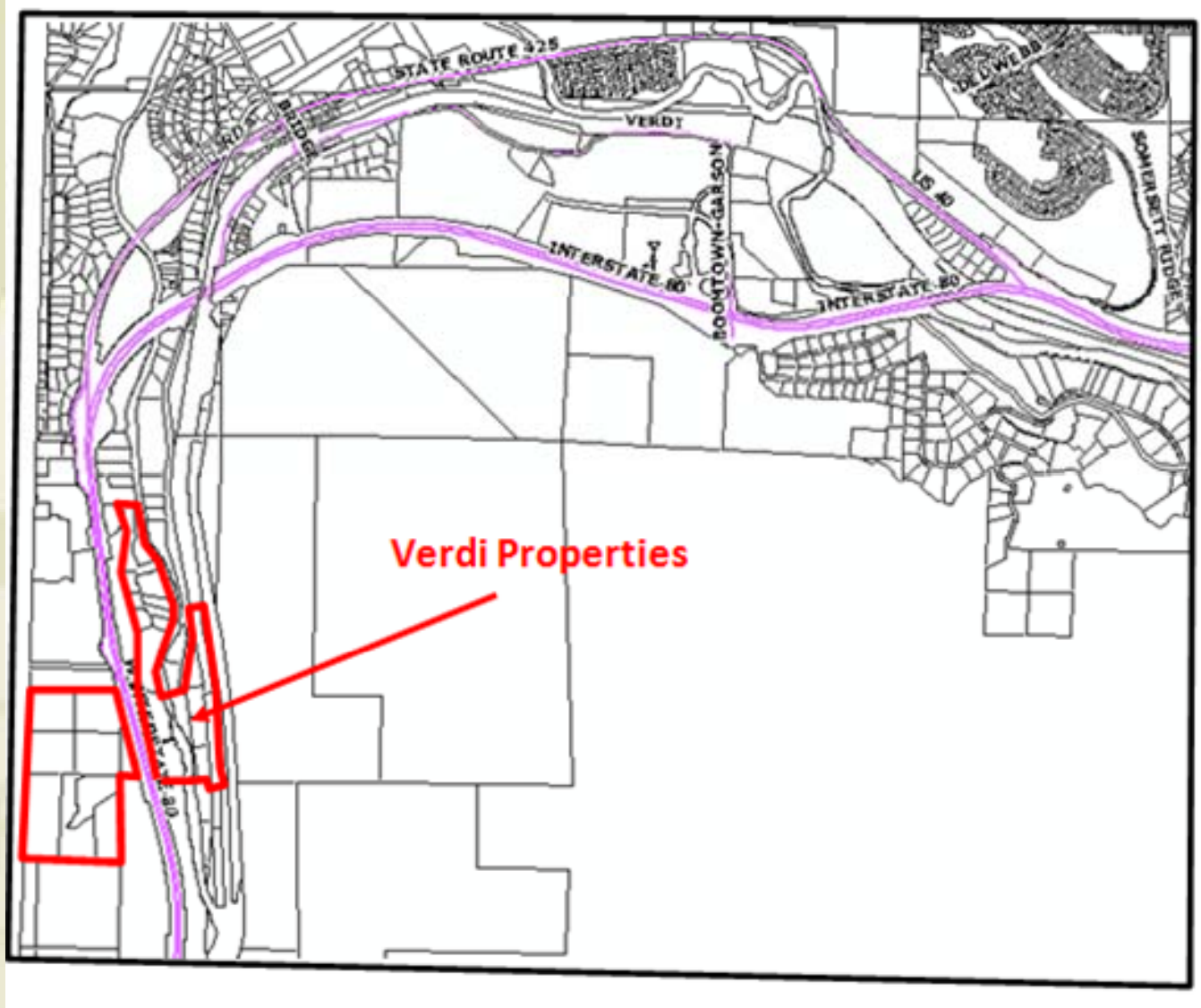


Reno SOI Rollback

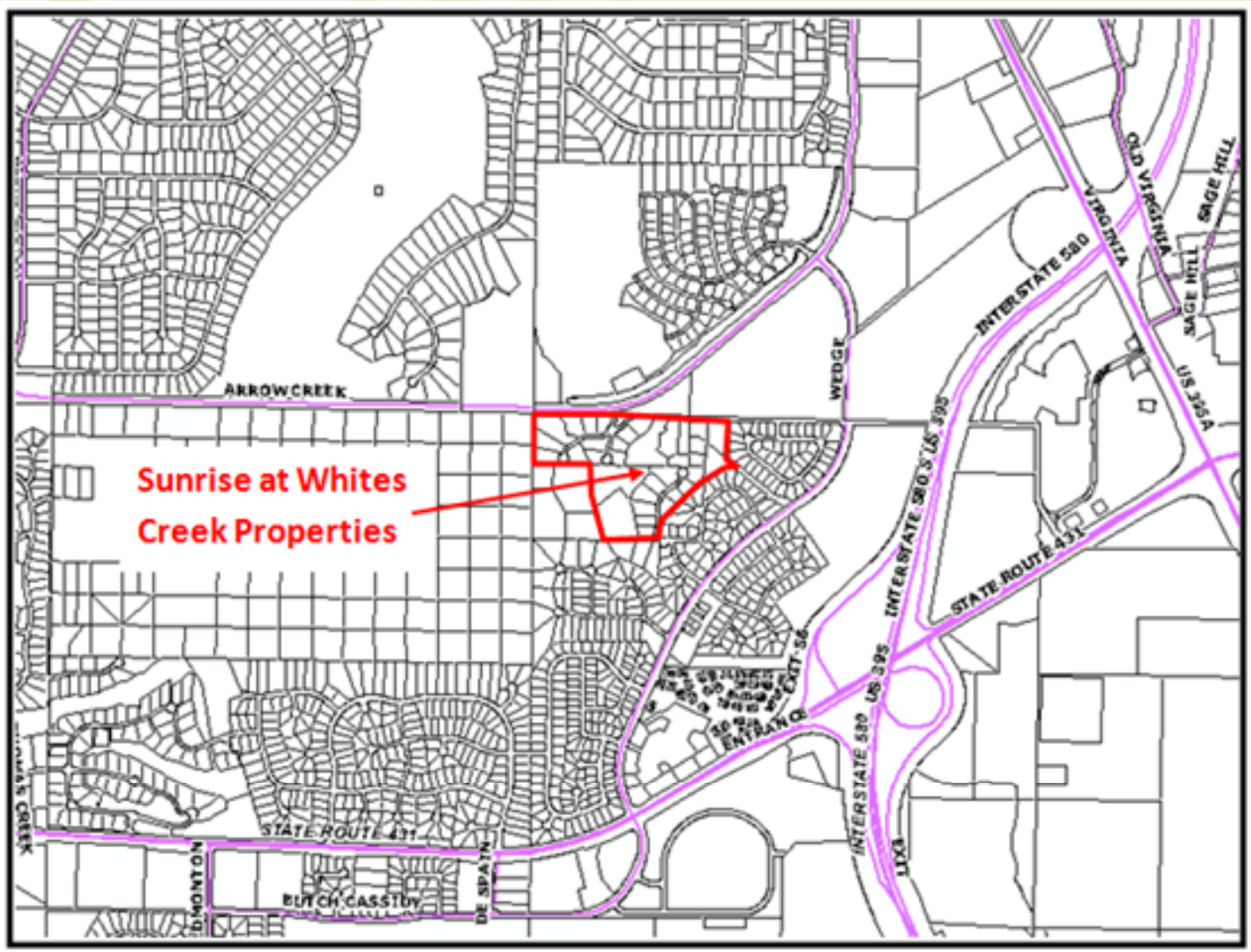
**Washoe County Planning
Commission – March 4, 2014**

Master Plan Amendment: MPA14-001

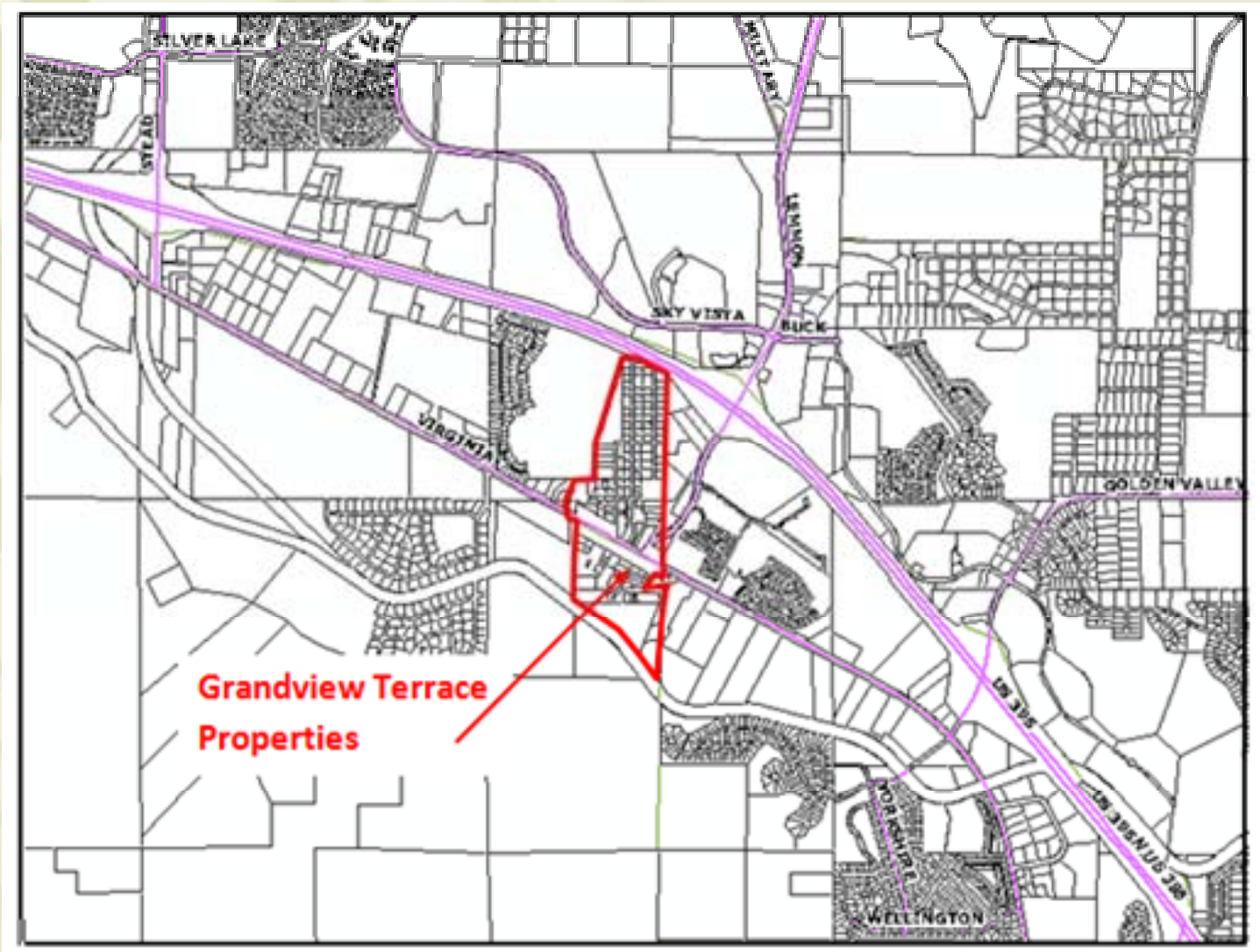
Vicinity Map



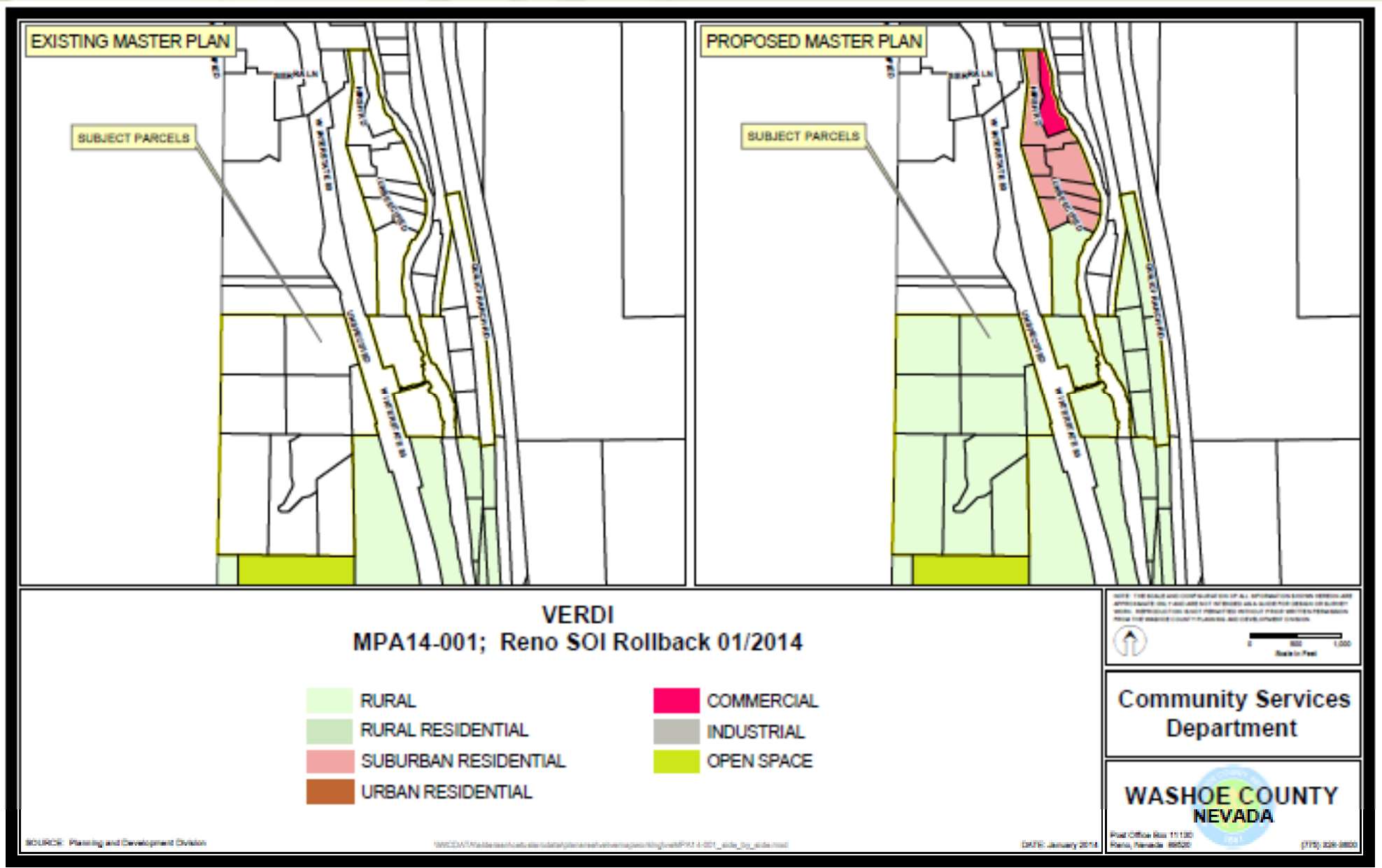
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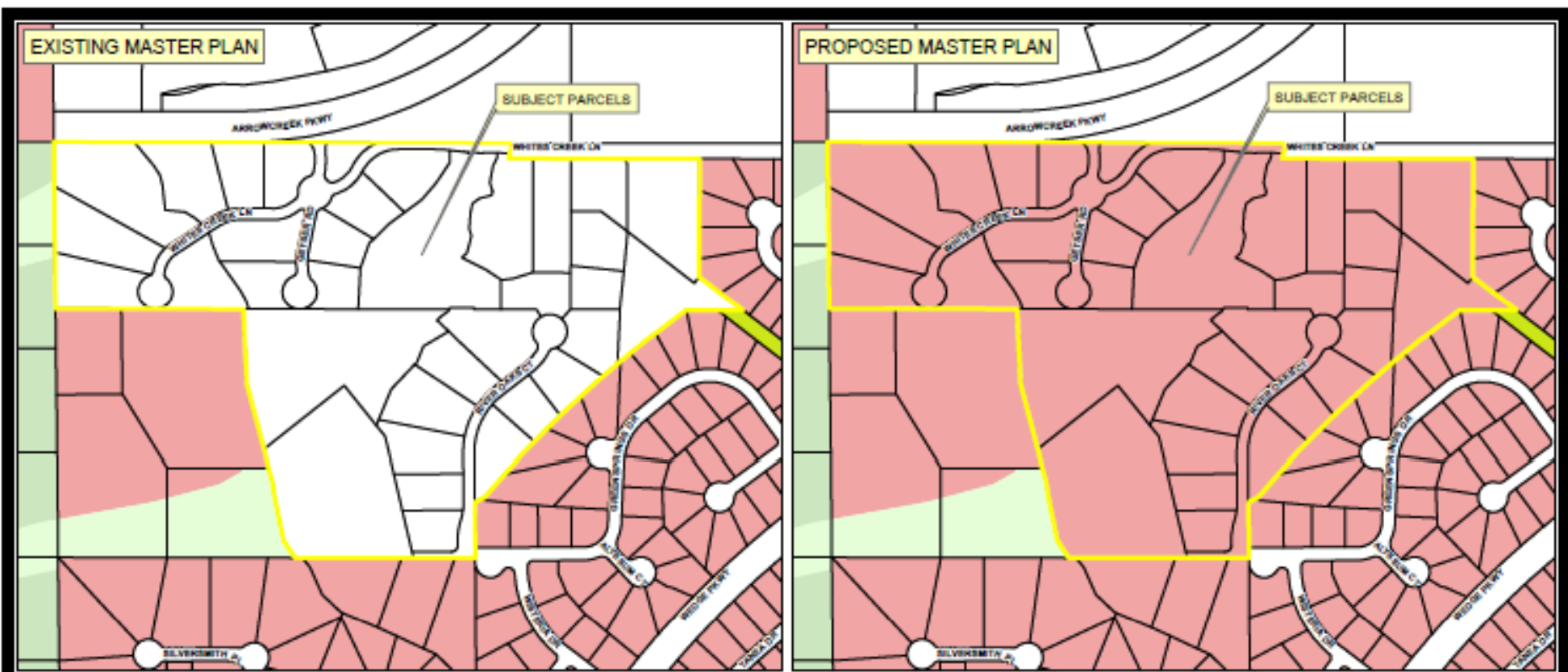
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






Proposed Master Plan Amendment



Proposed Master Plan Amendment



SOUTHWEST
MPA14-001; RenoSOI Rollback 01/2014

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

NOTE: THE SCALE AND ACCURACY OF ALL INFORMATION SHOWN HEREON ARE APPROVED BY US ONLY AND ARE NOT WARRANTED OR GUARANTEED BY ANY OTHER AGENCY. APPROVAL DOES NOT PREVENT ANY LOCAL AGENCIES FROM ENFORCEMENT OF THEIR RESPECTIVE LOCAL PLANNING AND DEVELOPMENT ORDINANCES.

0 150 300
Scale in Feet

**Community Services
 Department**

**WASHOE COUNTY
 NEVADA**

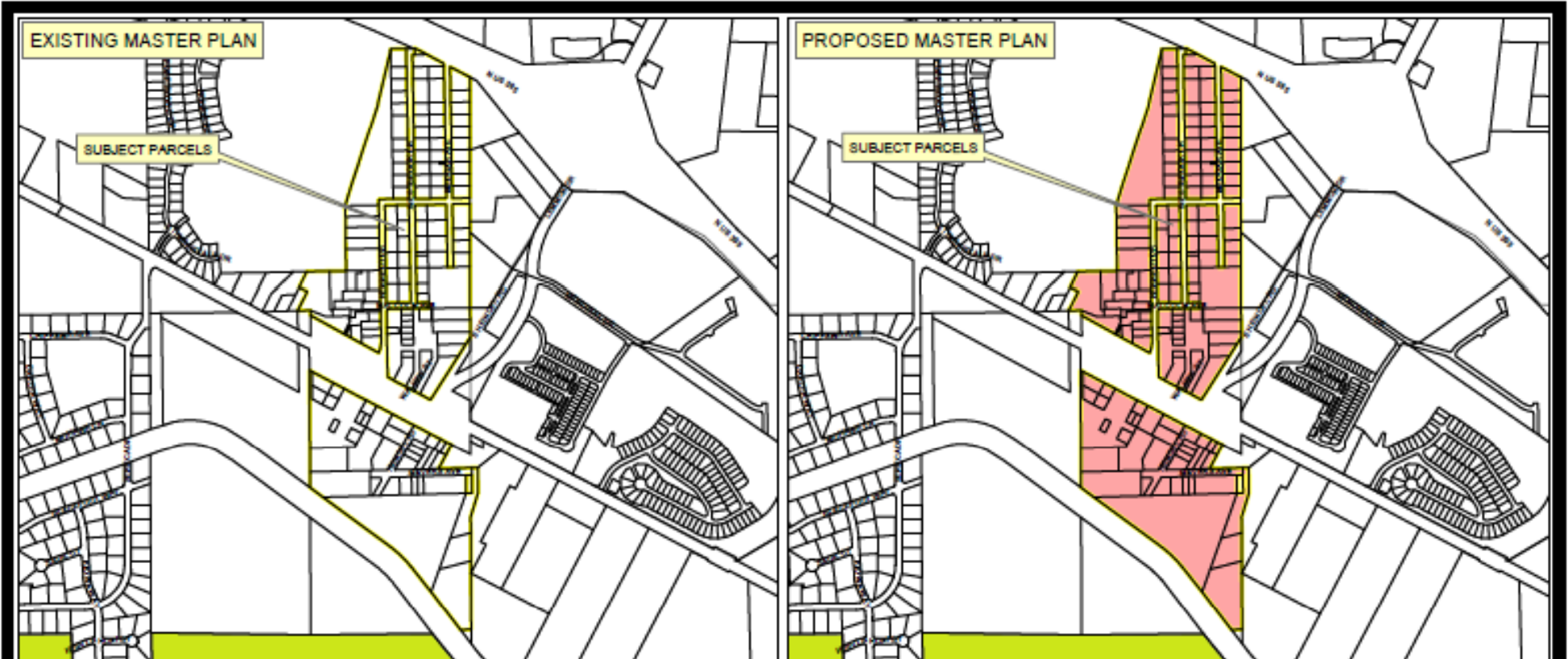
Post Office Box 11130
 Reno, Nevada 89520 (775) 328-3600

SOURCE: Planning and Development Division





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DATE: January 2014

Proposed Master Plan Amendment



NORTH VALLEYS
MPA14-001 ; Reno SOI Rollback 01/2014

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

NOTE: THE BOUNDARY COMPARISON OF ALL ZONING DISTRICTS IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT TO BE USED AS A GUIDE FOR DESIGN OR SURVEY WORK. BOUNDARIES ARE NOT FINAL AND SHOULD BE VERIFIED FROM THE WASHOE COUNTY PLANNING AND DEVELOPMENT DIVISION.

0 400 800
 Scale in Feet

**Community Services
 Department**

**WASHOE COUNTY
 NEVADA**

Post Office Box 11130
 Reno, Nevada 89520 (775) 335-3600

SOURCE: Planning and Development Division

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DATE: January 2014

Neighborhood Meeting

- **February 26, 2014**
- **Five attendance**
- **No negative comments**

Findings

1. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. The proposed amendment will provide for land uses compatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. The proposed amendment responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment represents a more desirable utilization of land.
4. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan category.
5. The proposed amendment promotes the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
6. The proposed amendment will not affect the location, purpose and mission of the military installation.

Findings

North Valleys, Southwest Truckee Meadows and Verdi Area Plan Findings:

- a. The amendment will further implement and preserve the Vision and Character Statements.
- b. The amendment conforms to all applicable policies of the North Valleys, Southwest Truckee Meadows and Verdi Area Plans and the Washoe County Master Plan.
- b. The amendment will not conflict with the public's health, safety and welfare.

Motion

I move that after giving reasoned consideration to the information contained in the staff report and information received during the public hearing, the Planning Commission adopt the resolution attached to the staff report recommending adoption of the proposed Master Plan Amendment to the Washoe County Board of County Commissioners having made all seven of the following findings in accordance with Washoe County Development Code Section 110.820.15 and further authorize the Chair to sign the resolution on behalf of the Commission.



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, NORTH VALLEYS, SOUTHWEST TRUCKEE MEADOWS, AND VERDI AREA PLAN (MPA14-001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 14-6

Whereas Master Plan Amendment Case Number MPA14-001, came before the Washoe County Planning Commission for a duly noticed public hearing on March 4, 2014; and

Whereas the Washoe County Planning Commission heard public comment and input from both staff and applicant representatives regarding the proposed Master Plan amendment; and

Whereas the Washoe County Planning Commission has given reasoned consideration to the information it has received regarding the proposed Master Plan Amendment; and

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Master Plan amendment as set forth in NRS Chapter 278 and Washoe County Development Code, Article 820, Amendment of Master Plan; and

Whereas, pursuant to Washoe County Code Section 110.820.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Master Plan Amendment:

1. Is in substantial compliance with the policies and action programs of the Master Plan;
2. Would not result in land uses which are incompatible with (existing or planned) adjacent land uses, and would adversely impact the public health, safety or welfare;
3. Identifies and responds to changed conditions or further studies that have occurred since the plan was adopted by the Board of County Commissioners, and the requested amendment does not represent a more desirable utilization of land;
4. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed Master Plan designation;
5. Promotes the desired pattern for the orderly physical growth of the County and guides development of the County based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services, and

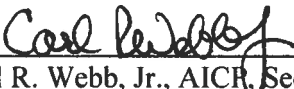
6. Will not affect the location, purpose and mission of the military installation

Now, therefore, be it resolved that pursuant to NRS 278.210(3) that the (1) Washoe County Planning Commission does hereby adopt the proposed Master Plan Amendment in Master Plan Amendment Case Number MPA14-001, comprised of the maps, descriptive matter and other matter intended to constitute the amendment as submitted at public hearing noted above; and (2) to the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above. A certified copy of this resolution shall be submitted to the Board of County Commission and any appropriate reviewing agencies in accordance with NRS 278.220.

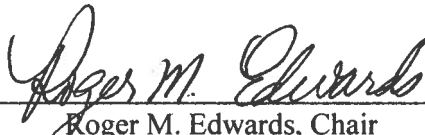
ADOPTED on March 4, 2014.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:



Carl R. Webb, Jr., AICR, Secretary



Roger M. Edwards, Chair