



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, RENO-STEAD CORRIDOR JOINT PLAN, NORTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA19-0001), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS

Resolution Number 19-13

Whereas, In accordance with NRS 278.150, the Washoe County Master Plan was adopted by the Washoe County Planning Commission and the Washoe County Board of County Commissioners as a long-term general plan for the physical development of the County;

Whereas, In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the Board of County Commissioners, and based on the recommendations of the Planning Commission, the Board of County Commissioners makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the county for a reasonable period of time next ensuing (NRS 278.220);

Whereas, Master Plan Amendment, Case Number WMPA19-0001, came before a joint meeting of the City of Reno Planning Commission and the Washoe County Planning Commission for a duly noticed public hearing on May 7, 2019;

Whereas, the Planning Commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the applicant shall remove the existing manufactured home on the parcel within ninety (90) days of the Truckee Meadows Regional Planning Commission finding the Master Plan Amendment Case Number WMPA19-0001 in conformance with the Regional Plan; this amendment will not take effect until the residence is removed; and

Whereas, the Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA19-0001, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan.
2. Compatible Land Uses. 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. Response to Change Conditions. 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. Availability of Facilities. 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 designation.
5. Desired Pattern of Growth. The proposed amendment will promote 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. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of the military installation.

North Valleys Area Plan Required Findings

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

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

to regional roads, the Washoe County Planning Commission, upon written request from the Regional Transportation Commission, may waive this finding.

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

Now, therefore, be it resolved that pursuant to NRS 278.02786 and NRS 278.210(3):

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby recommend adoption of Master Plan Amendment Case Number WMPA19-0001, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the 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 Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on May 7, 2019

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

Trevor Lloyd, Secretary

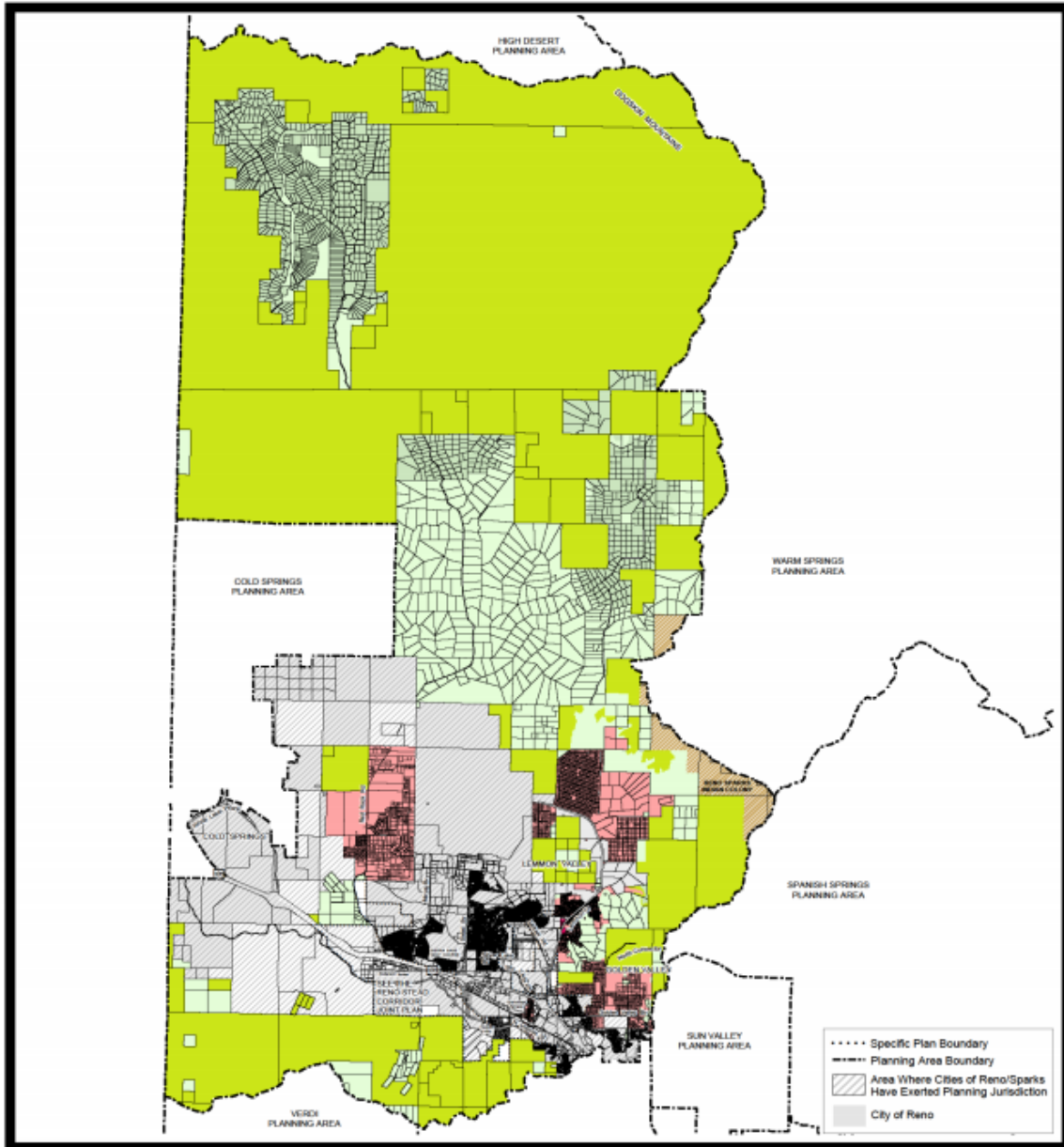
Sarah Chvilicek, Chair

Attachments:

Exhibit A – North Valleys Area Plan Master Plan Map

Exhibit B – Reno-Stead Master Plan Map

Exhibit A, WMPA19-0001



NORTH VALLEYS MASTER PLAN MAP

 RURAL
 RURAL RESIDENTIAL
 SUBURBAN RESIDENTIAL
 URBAN RESIDENTIAL
 COMMERCIAL
 INDUSTRIAL
 OPEN SPACE

PG Date: March 7, 2017
 SCC Date: April 15, 2017
 RPC Adoption Date: June 28, 2017

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

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

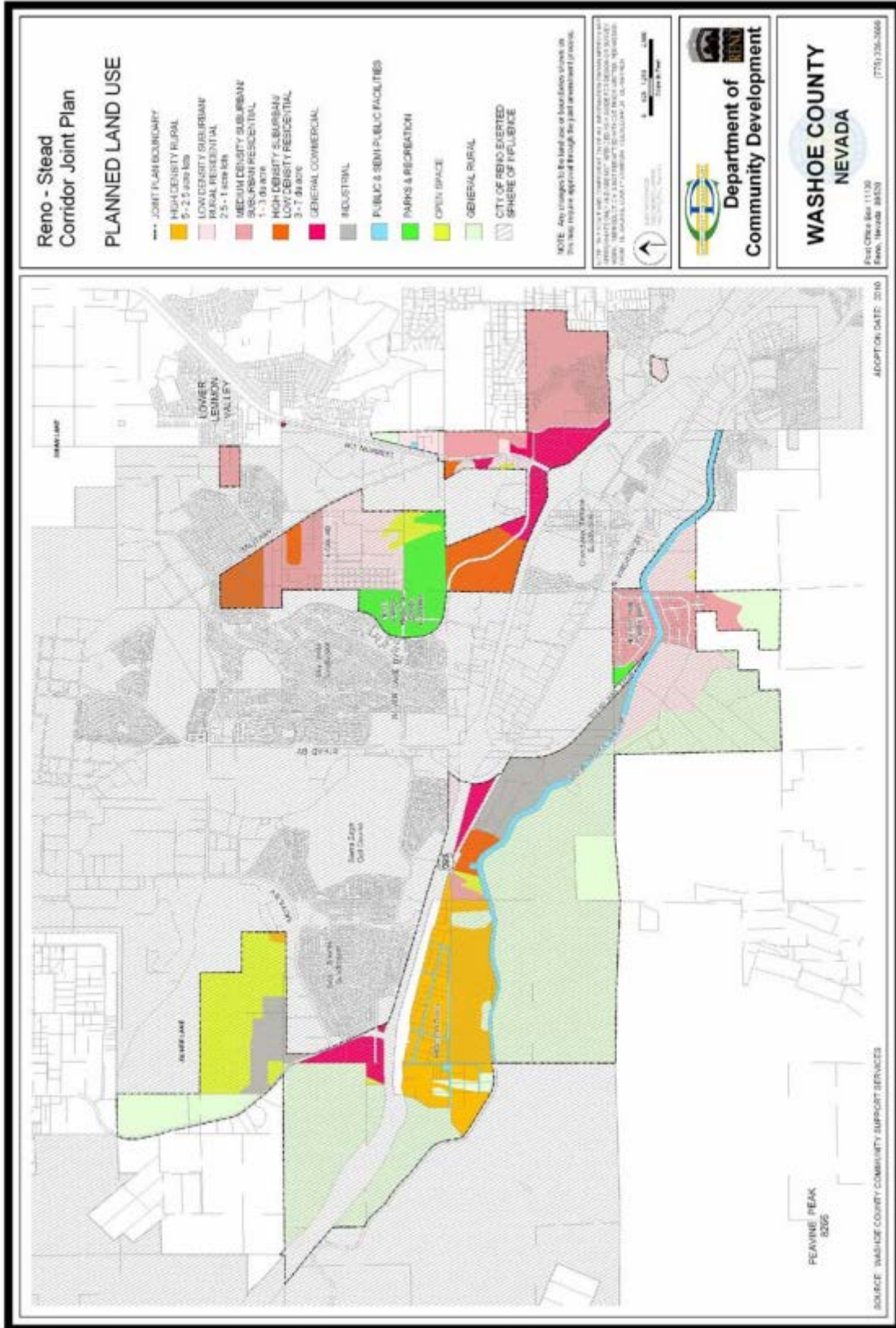
DATE: 5/15/2017 DIRECTOR: [Signature]

**Community Services
Department**

**WASHOE COUNTY
NEVADA**

Post Office Box 11130
Reno, Nevada 89520 (775) 325-3600

Exhibit B, WMPA19-0001





RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA19-0001 AND THE NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP

Resolution Number 19-14

Whereas, Regulatory Zone Amendment, Case Number WRZA19-0001, came before a joint meeting of the City of Reno Planning Commission and the Washoe County Planning Commission for a duly noticed public hearing on May 7, 2019; and,

Whereas, the Planning Commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed Regulatory Zone Amendment; and,

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Regulatory Zone Amendment; and,

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of proposed Regulatory Zone Amendment Case Number WRZA19-0001 by the Washoe County Planning Commission; and,

Whereas, the applicant shall remove the existing manufactured home on the parcel within ninety (90) days of regional finding the Regulatory Zone Amendment Case Number WRZA19-0001 in conformance; this amendment will not take effect until the residence is removed; and,

Whereas, the Washoe County Planning Commission has made the findings, pursuant to NRS Chapter 278 and WCC110.821.15 (d), necessary to support adoption of this proposed Regulatory Zone Amendment as follows:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
2. Compatible Land Uses. 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. Response to Changed Conditions. 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. Availability of Facilities. There are or are planned to be adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed amendment.
5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. Desired Pattern of Growth. The proposed amendment will promote 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that pursuant to NRS 278.250 and NRS 278.260:

- (1) Subject to approval by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0001, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the 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.

ADOPTED on May 7, 2019

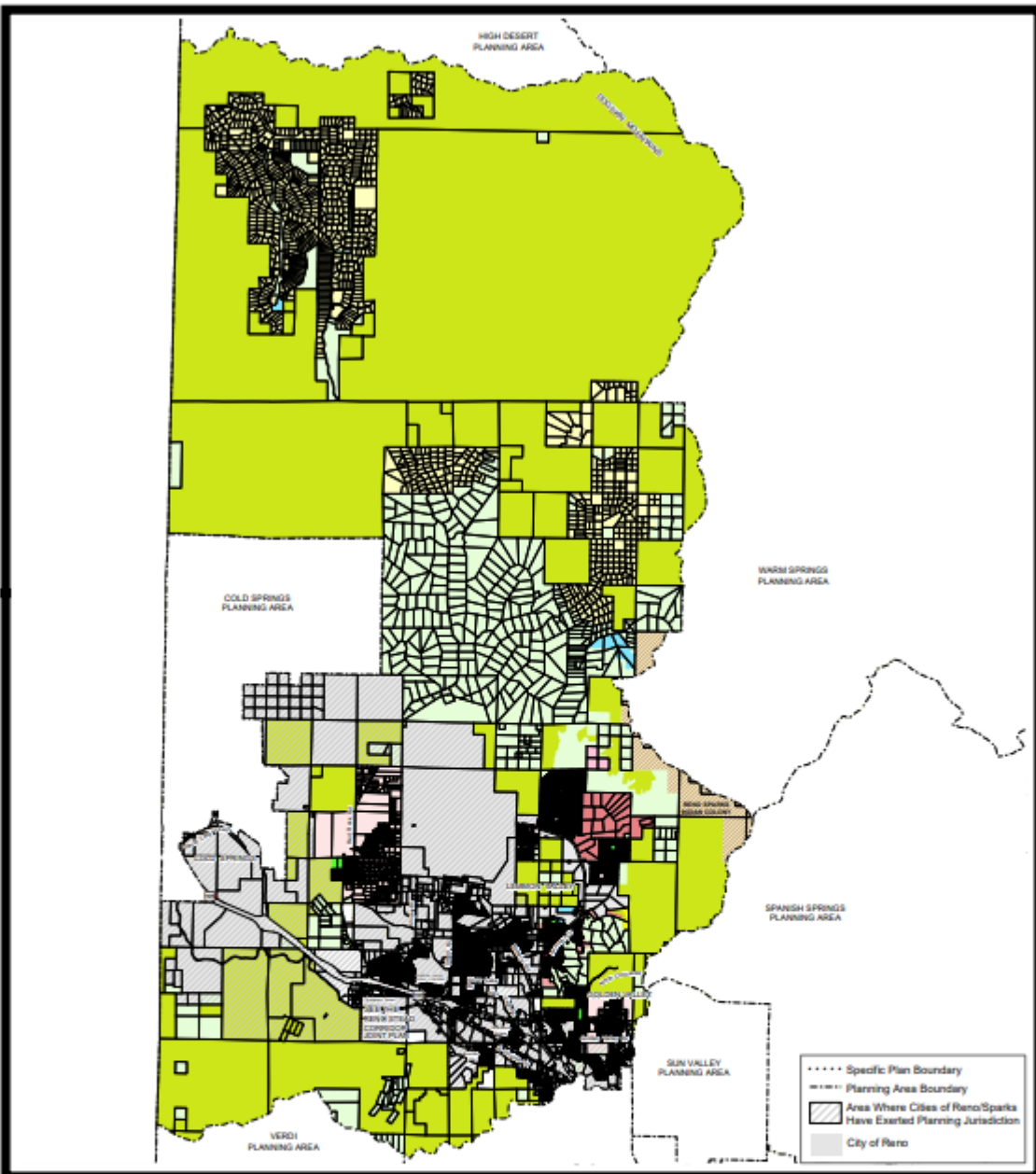
WASHOE COUNTY PLANNING COMMISSION

Sarah Chvilicek, Chair

ATTEST:

Trevor Lloyd, Secretary

Attachment: Exhibit A – North Valleys Regulatory Zone Map



NORTH VALLEYS REGULATORY ZONE MAP

	LOW DENSITY RURAL		HIGH DENSITY SUBURBAN		INDUSTRIAL
	MEDIUM DENSITY RURAL		LOW DENSITY URBAN		PUBLIC AND SEMI-PUBLIC FACILITIES
	HIGH DENSITY RURAL		MEDIUM DENSITY URBAN		PARKS AND RECREATION
	LOW DENSITY SUBURBAN		HIGH DENSITY URBAN		OPEN SPACE
	LOW DENSITY SUBURBAN 2		GENERAL COMMERCIAL		GENERAL RURAL
	MEDIUM DENSITY SUBURBAN		NEIGHBORHOOD COMMERCIAL/ OFFICE		GENERAL RURAL AGRICULTURAL
	MEDIUM DENSITY SUBURBAN 4		TOURIST COMMERCIAL		DRY LAKE/ WATER BODY

Planning and Development Division

PC Date: March 7, 2017
BCC Date: April 28, 2017

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

DATE: 10/26/2017 DIRECTOR: [Signature]

**Community Services
Department**

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



Community Development Department

MEMORANDUM

Date: April 24, 2019
To: Chris Bronczyk, Washoe County Community Services Department Planner
From: Sienna Reid, City of Reno Senior Planner
Subject: WMPA19-0001 (Buck Drive) – City of Reno Comments

A request to amend the Reno-Stead Corridor Joint Plan (RSCJP) Master Plan land use designation from Medium Density Suburban/Suburban Residential (MDSSR) to Commercial (C) for one parcel of land totaling ± 1.003 acres has been submitted to Washoe County. Master Plan amendments within joint planning areas require a joint meeting of the Washoe County Planning Commission and Reno City Planning Commission.

This memo discusses the requested amendment to the RSCJP in relation to City of Reno Master Plan amendment evaluation criteria and provides a Reno City Planning Commission resolution recommending approval to the Reno City Council.

Master Plan Amendment Evaluation Criteria: In order to make the determination required by NRS 278.150 (Master Plan Preparation and Adoption), NRS 278.220 (Master Plan Adoption by Governing Body), and NRS 278.230 (Master Plan Effectuation by Governing Body) for amendments to the Master Plan, the Planning Commission should consider the seven Master Plan evaluation criteria found in the table below that:

- Bear relation to the planning and physical development of the City;
- Serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan and ensure an adequate supply of housing, including affordable housing;
- Form a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan; and,
- Ensure the amendment is so prepared that it may be adopted by the City Council as a basis for the physical development of the City.

Evaluation Criteria	Washoe County Planning Commission Staff Report Analysis to support Evaluation Criteria
Evaluation Criteria 1: Proposed amendment is consistent with the overall intent of the Master Plan	The master plan amendment is consistent with applicable RSCJP policies discussed on page 13 of the staff report.
Evaluation Criteria 2: Proposed amendment is required based on changed conditions or further studies	Changed conditions are discussed on page 11 of the staff report.
Evaluation Criteria 3: Proposed amendment is compatible with the surrounding area	Land use compatibility is discussed starting on page 11 of the staff report. Applicable RSCJP policies related to land use are discussed on page 13 of the staff report.
Evaluation Criteria 4: Strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with the other guiding principles, goals and policies	The RSCJP is an element of the City of Reno Master Plan with policies related to conservation, land use, public services and facilities, and review of development proposals. The requested Master Plan amendment has been reviewed in accordance with these policies and has been presented to both the City of Reno Ward 4 Neighborhood Advisory Board and Washoe County North Valleys Citizen Advisory Board.
Evaluation Criteria 5: Proposed amendment will not have a negative effect on adjacent properties or on transportation services and facilities	Transportation services and facilities are discussed starting on page 15 of the staff report.
Evaluation Criteria 6: Proposed amendment will have a minimal effect on service provision and/or is compatible with existing and planned service provision and future development of the area	Public safety services would be provided by Washoe County as the subject site is not located in unincorporated Washoe County and is not within the City of Reno sphere of influence. Water, wastewater, storm water, and school facilities are discussed starting on page 15 of the staff report.
Evaluation Criteria 7: Proposed amendment will not cause detriment to the public health, safety and general welfare of the people of Reno	The subject site is located in unincorporated Washoe County and impacts of the request related to broader public health, safety, and general welfare are discussed throughout the staff report.

Attachment: Reno City Planning Commission Resolution No. 02-19 Adopting Amendment to Master Plan

Resolution No. 02-19

RESOLUTION ADOPTING AMENDMENT TO MASTER PLAN, WASHOE COUNTY PLANNING CASE NO. WMPA19-0001, AMENDING THE MASTER PLAN LAND USE PLAN FROM MEDIUM DENSITY SUBURBAN/SUBURBAN RESIDENTIAL TO COMMERCIAL WITHIN THE RENO-STEAD CORRIDOR JOINT PLAN ON ±1.003 ACRES OF PROPERTY LOCATED ON THE EAST SIDE OF LEMMON DRIVE, ±240 FEET NORTH OF ITS INTERSECTION WITH BUCK DRIVE, AND FURTHER DESCRIBED IN WASHOE COUNTY PLANNING CASE NO. WMPA19-0001, AS A PART OF THE LAND USE PLAN, AND RECOMMENDING THE SAME TO THE RENO CITY COUNCIL.

WHEREAS,

- A. In accordance with NRS 278.150, the City of Reno Master Plan was adopted by the Reno City Planning Commission and the Reno City Council as a long-term general plan for the physical development of the City;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the City Council, and based on the recommendations of the Planning Commission, the City Council makes certain determinations (set out in NRS 278.320) and adopts such parts of the Master Plan as may practicably be applied to the development of the city for a reasonable period of time next ensuing (NRS 278.220);
- C. In the above referenced Planning Case, the Planning Commission has been asked to consider a change to the Land Use Plan of the City Master Plan as described above;
- D. Following a public hearing on May 7, 2019, in compliance with NRS 278.210 through 278.230, the Planning Commission has considered all evidence before it, including documents and testimony;

NOW, THEREFORE, BE IT RESOLVED BY THE RENO CITY PLANNING COMMISSION:

- 1. That based on the following determinations, this Commission ADOPTS the maps attached hereto as Exhibit A and the maps, documents, and descriptive material in

described in Washoe County Planning Case No. WMPA19-0001 (the “Amendments”) as Amendments to the Reno Master Plan.

2. That this Commission determines and recommends that the City Council determine:
 - a. That the Amendments are consistent with the Master Plan evaluation criteria as they (i) are consistent with the overall intent of the Master Plan; (ii) are required based on changed conditions or further studies; (iii) are compatible with the surrounding areas; (iv) will not have a negative effect on adjacent properties or on transportation services and facilities; (v) will have minimal effect on service provision and/or are compatible with existing and planned service provision and future development of the area; (vi) will not cause detriment to the public health, safety, and general welfare of the people of Reno; and (vii) that strict adherence to the current goals and policies of the Master Plan would result in a situation neither intended by nor in keeping with other guiding principles, goals, and policies.
 - b. That consistency of the Amendments with the above Master Plan evaluation criteria will ensure the Master Plan continues to serve as a pattern and guide for orderly physical growth and development of the City which will cause the least amount of natural resource impairment, conform to the adopted population plan, and ensure an adequate supply of housing, including affordable housing; and forms a basis for the efficient expenditure of funds relating to the subjects of the City of Reno Master Plan.
3. That this Commission recommends that the City Council adopt such parts of the Amendments as may practicably applied to the development of the city for a reasonable period of time next ensuing, subject to conformance review of the Regional Planning Commission.

Upon motion of Commissioner _____, seconded by Commissioner _____, the foregoing Resolution was passed and adopted this ____ day of _____, 20__, by the following vote of the Commission:

AYES: _____
NAYS: _____
ABSTAIN: _____ ABSENT: _____

APPROVED this ____ day of _____, 20__.

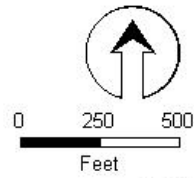
CHAIRPERSON

ATTEST:

PLANNING MANAGER
RECORDING SECRETARY



330 Lemmon Drive
 WMPA19-0001; WRZA19-0001 Buck Drive



Community Services
 Department

**WASHOE COUNTY
 NEVADA**

Post Office Box 11130
 Reno, Nevada 89520 (775) 325-3600

Source: Planning and Building Division

Date: Month Year