



WASHOE COUNTY COMMISSION

1001 E. 9th Street
Reno, Nevada 89512
(775) 328-2000

RESOLUTION

ADOPTING AN AMENDMENT TO THE WARM SPRINGS REGULATORY ZONE MAP (WRZA22-0002) TO RECONFIGURE AND ADJUST THE REGULATORY ZONE ON SEVERAL PARCELS OF LAND FROM ±867.83 ACRES OF LOW DENSITY SUBURBAN, ±235.41 ACRES OF GENERAL RURAL, ±18.82 ACRES OF GENERAL COMMERCIAL, ±12.29 ACRES OF PUBLIC/SEMI-PUBLIC FACILITIES AND ±10.24 ACRES OF PARKS AND RECREATION TO ±866.28 ACRES OF LOW DENSITY SUBURBAN, ±240.61 ACRES OF GENERAL RURAL, ±18.86 ACRES OF GENERAL COMMERCIAL, ±12.63 ACRES OF PUBLIC/SEMI-PUBLIC FACILITIES AND ±10.09 ACRES OF PARKS AND RECREATION, WHICH WILL CONCENTRATE ALL AREAS OF COMMERCIAL REGULATORY ZONE NEAR THE INTERSECTION OF PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD AND RELOCATE THE PUBLIC AND SEMI PUBLIC FACILITIES AND PARKS AND RECREATION REGULATORY ZONES ADJACENT TO WHISKY SPRINGS ROAD, APPROXIMATELY 3/4 MILE EAST OF ITS INTERSECTION WITH PYRAMID HIGHWAY. (APNS 077-090-03, 070-090-07, 077-090-13, 077-090-14, 077-090-15, 077-340-04, 077-340-05, 077-340-44, 077-340-45).

WHEREAS, Palomino Farms applied to the Washoe County Planning Commission to amend and reconfigure and adjust the regulatory zone on several parcels of land from ±867.83 acres of Low Density Suburban, ±235.41 acres of General Rural, ±18.82 acres of General Commercial, ±12.29 acres of Public/Semi-Public Facilities, and ±10.24 acres of Parks and Recreation to ±866.28 acres of Low Density Suburban, ±240.61 acres of General Rural, ±18.86 acres of General Commercial, ±12.63 acres of Public/Semi-Public Facilities and ±10.09 acres of Parks and Recreation, which will concentrate all areas of commercial regulatory zone near the intersection of Pyramid Highway and Whiskey Springs Road and relocate the Public and Semi Public Facilities and Parks and Recreation Regulatory zones adjacent to Whisky Springs Road, approximately 3/4 mile east of its intersection with Pyramid Highway;

WHEREAS, On June 7, 2022, the Washoe County Planning Commission held a public hearing on the proposal and recommended adoption of Regulatory Zone Amendment Case No. WRZA22-0002 by adopting Resolution Number 22-12;

WHEREAS, Upon holding a subsequent public hearing on August 16, 2022, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.15(d):

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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. The proposed amendment 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 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. No Adverse Effects. 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. And;

WHEREAS, this action will become effective after the adoption of Master Plan Amendment Case No. WMPA22-0002 by the Board of County Commissioners and a subsequent favorable conformance review of that amendment with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby ADOPT the amendment to the Warm Springs Regulatory Zone Map (Case No. WRZA22-0002), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA22-0002 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 16th day of August 2022, to be effective only as stated above.

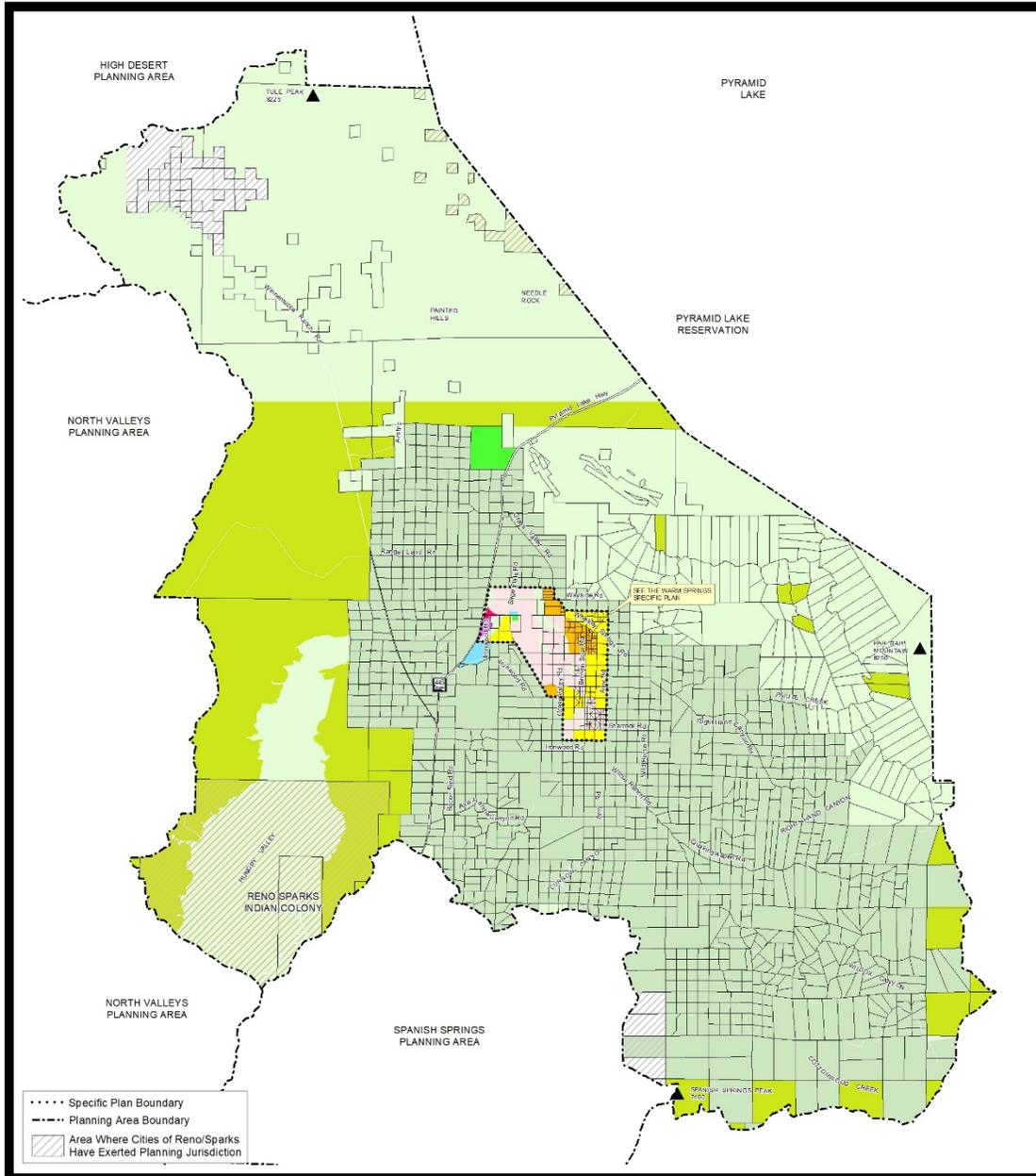
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Jan Galassini, County Clerk

Exhibit B-1



WARM SPRINGS REGULATORY ZONE MAP

<ul style="list-style-type: none"> LOW DENSITY RURAL MEDIUM DENSITY RURAL HIGH DENSITY RURAL LOW DENSITY SUBURBAN LOW DENSITY SUBURBAN 2 MEDIUM DENSITY SUBURBAN MEDIUM DENSITY SUBURBAN 4 	<ul style="list-style-type: none"> HIGH DENSITY SUBURBAN LOW DENSITY URBAN MEDIUM DENSITY URBAN HIGH DENSITY URBAN GENERAL COMMERCIAL NEIGHBORHOOD COMMERCIAL/OFFICE TOURIST COMMERCIAL 	<ul style="list-style-type: none"> INDUSTRIAL PUBLIC AND SEMI-PUBLIC FACILITIES PARKS AND RECREATION OPEN SPACE GENERAL RURAL GENERAL RURAL AGRICULTURAL DRY LAKE/ WATER BODY
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SOURCE: PLANNING AND BUILDING DIVISION

PC Date: June 7, 2022
 BCC Date: August 19, 2022

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DATE: _____ DIRECTOR: _____

Community Services Department

WASHOE COUNTY NEVADA

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