

WMPA22-0002, WRZA22-0002 Attachment D



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, WARM SPRINGS AREA PLAN, AND THE WARM SPRINGS SPECIFIC PLAN, MASTER PLAN MAP (WMPA22-0002), TO RECONFIGURE AND ADJUST THE MASTER PLAN CATEGORY ON SEVERAL PARCELS OF LAND FROM ±890.35 ACRES OF SUBURBAN RESIDENTIAL, ±235.41 ACRES OF RURAL AND ±18.82 ACRES OF COMMERCIAL TO ±889.08 ACRES OF SUBURBAN RESIDENTIAL, ±240.61 ACRES OF RURAL AND ±18.78 ACRES OF COMMERCIAL, WHICH WILL CONCENTRATE ALL AREAS OF COMMERCIAL MASTER PLAN DESIGNATIONS NEAR THE INTERSECTION OF PYRAMID HIGHWAY AND WHISKEY SPRINGS ROAD AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS (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)

Resolution Number 22-11

Whereas, Master Plan Amendment Case Number WMPA22-0002 came before the Washoe County Planning Commission for a duly noticed public hearing on June 7, 2022; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public 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 Washoe County Planning Commission has made the following findings necessary to support adoption of the proposed Master Plan Amendment Case Number WMPA22-0002, 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.

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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; more desirable use. 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. No Adverse Effects. The proposed amendment will not adversely effect 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

Now, therefore, be it resolved that the Washoe County Planning Commission does hereby recommend adoption of Regulatory Zone Amendment Case Number WRZA22-0002 and the amended Warm Springs Regulatory Zone Map included as Exhibit A to this resolution to the Washoe County Board of County Commissioners.

ADOPTED on June 7, 2022.

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

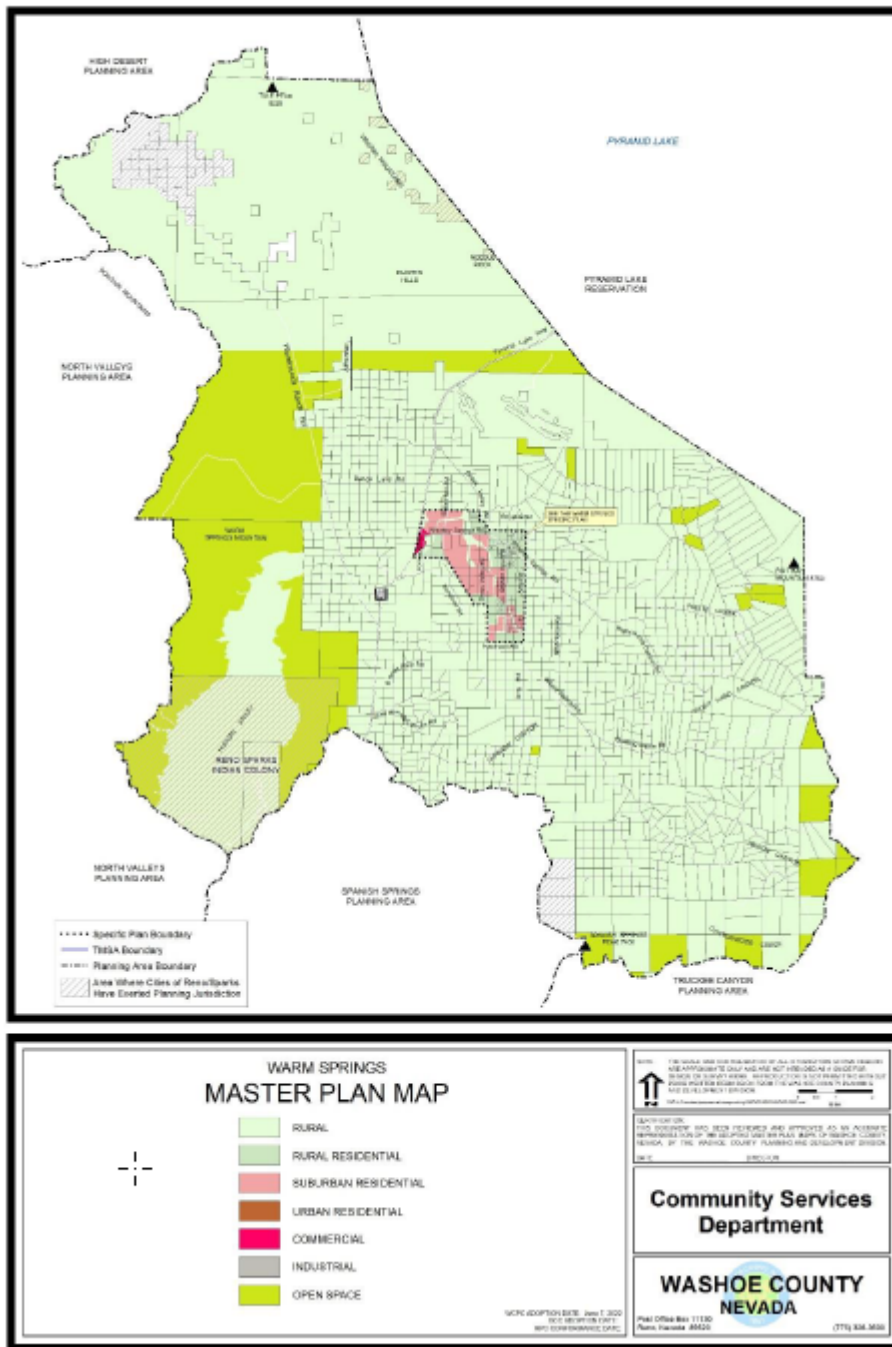


Trevor Lloyd
Trevor Lloyd, Secretary

A large, stylized blue ink signature of Francine Donshick.

Francine Donshick, Chair

Exhibit A, WMPA22-0002



WMPA22-0002, WRZA22-0002 Attachment D



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION

RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER WRZA22-0002 AND AMEND THE WARM SPRINGS REGULATORY ZONE MAP 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)

Resolution Number 22-12

Whereas Regulatory Zone Amendment Case Number WRZA22-0002, came before the Washoe County Planning Commission for a duly noticed public hearing on June 7, 2022; and

Whereas the Washoe County Planning Commission heard public comment and input from staff regarding the proposed Regulatory Zone Amendment; and

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

Whereas the Washoe County Planning Commission has made the findings necessary to support adoption of this proposed Regulatory Zone Amendment as set forth in NRS Chapter 278 and Washoe County Code Chapter 110, Article 821, Amendment of Regulatory Zone;

Whereas the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of the accompanying proposed Master Plan Amendment (WMPA22-0002) by the Washoe County Board of County Commissioners and a finding of conformance by the Truckee Meadows Regional Planning Commission; and

Whereas, pursuant to Washoe County Code Section 110.821.15(d), in making this recommendation, the Washoe County Planning Commission finds that this proposed Regulatory Zone Amendment meets the following:

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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.

Now, therefore, be it resolved that pursuant to 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 adopt Master Plan Amendment Case Number WMPA22-0002, 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.

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ADOPTED on June 7, 2022

WASHOE COUNTY PLANNING COMMISSION

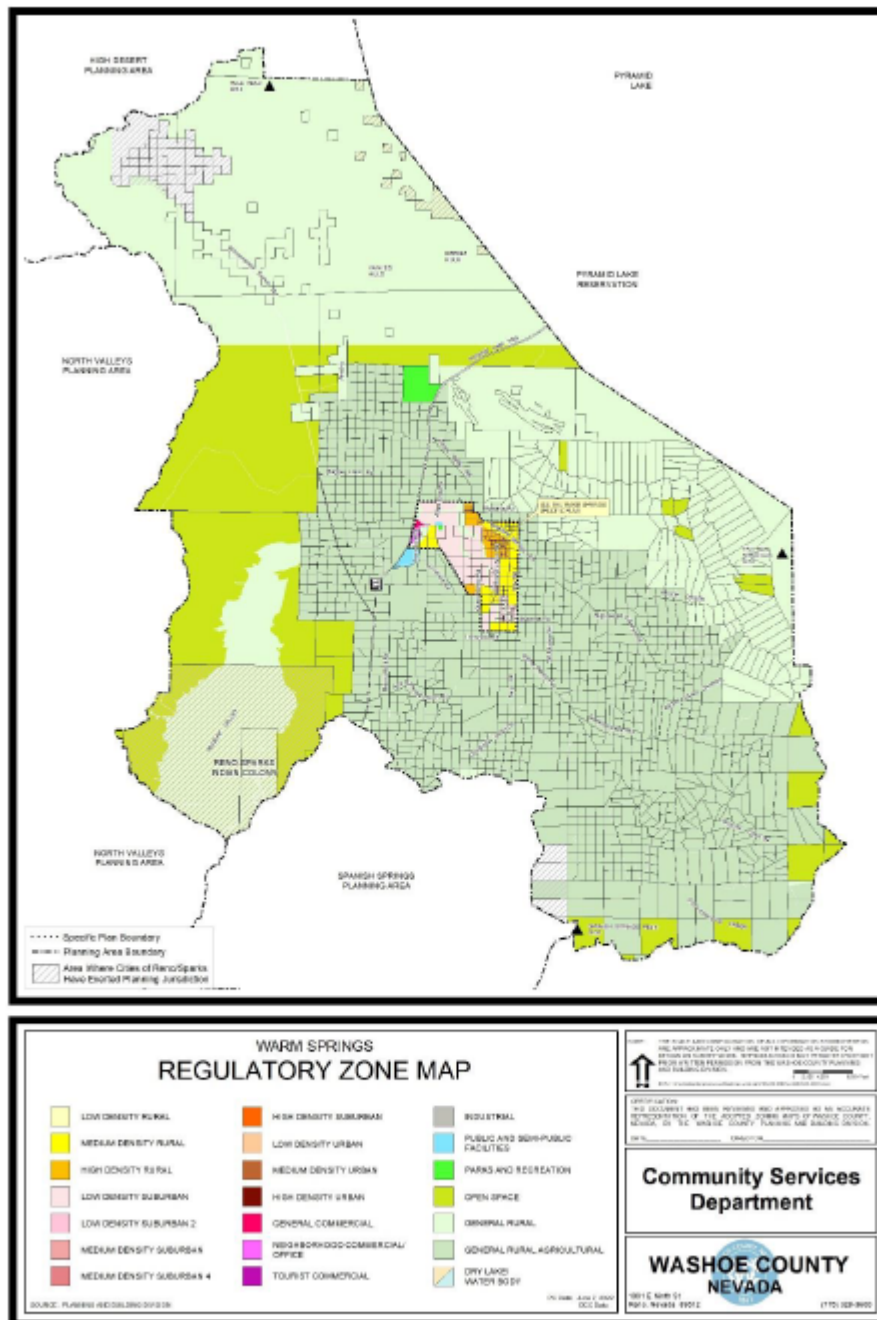
ATTEST:

Trevor Lloyd
Trevor Lloyd, Secretary

Francine Donshick
Francine Donshick, Chair

Attachment: Exhibit A – Warm Springs Master Plan Map

Exhibit A, WRZA22-0002



Warm Springs Regulatory Zone Map