



WASHOE COUNTY COMMISSION

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

**RESOLUTION
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, VERDI
AREA PLAN APPENDIX B- MAPS TO ASSIGN THE INDUSTRIAL MASTER PLAN
DESIGNATION ON TWO ADJACENT PARCELS (APNS 038-181-01 & 038-172-14)
(WMPA22-0005)**

WHEREAS, two adjacent parcels (APN's 038-181-01 & 038-172-14) have been removed from the City of Reno's Sphere of Influence (SOI) and returned to Washoe County's jurisdiction and are required to be assigned a master plan designation;

WHEREAS, on May 3, 2022, the Washoe County Planning Commission held a public hearing on the proposed master plan amendment to assign APN's 038-181-01 & 038-172-14 a master plan designation of Industrial, which is compatible with the existing regulatory zone of Industrial; and adopted Resolution No. 22-08, recommending that the Washoe County Board of County Commissioners adopt Master Plan Amendment Case No. WMPA22-0005;

WHEREAS, upon holding a subsequent public hearing on July 12, 2022, this Board voted to adopt the master plan amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

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 Changed Conditions. 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 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.

The Board was also able to make the required Verdi Area Plan Findings:

General Verdi Area Plan Findings (Goal 28, V.28.1)

- (a) The amendment will further implement and preserve the Vision and Character Statement.
- (b) The amendment conforms to all applicable policies of the Verdi Area Plan and the Washoe County Master Plan.

- (c) The amendment will not conflict with the public's health, safety or welfare.

Verdi Community Plan Maintenance Findings (Goal 28, V.28.3)

- (a) Sufficient infrastructure and resource capacity exists to accommodate the proposed change and all other planned and existing land use within the Verdi planning area, as determined by the Washoe County Department of Water Resources and Community Development staff;
- (b) The proposed change has been evaluated by the Washoe County Department of Water Resources and found consistent with all existing (or concurrently updated) water and wastewater resources and facilities plan provisions. The Department of Water Resources may waive this finding for proposals that are determined to have minimal impacts;
- (c) A traffic analysis has been conducted that clearly identifies the impact to the adopted level of service within the Verdi 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;
- (d) If the proposed change will result in a drop below the established policy level of service (as established by Washoe County) for existing transportation facilities, the necessary improvements required to maintain the established level of service will be constructed concurrently with any project; OR, the necessary improvements are scheduled for construction in either the Washoe County Capital Improvements Program or the short range (i.e. 5- year) Regional Transportation Improvement Program (TIP);
- (e) If roadways impacted by the proposed change are currently operating below adopted levels of service, the proposed change will not require infrastructure improvements beyond those already scheduled in either the Washoe County Capital Improvements Program or the short range (i.e. 5-year) Regional Transportation Improvement Program (TIP)

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the Regional Planning Commission and receive a final determination that the proposed amendment conforms with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Washoe County Master Plan, Verdi Area Plan, Appendix B - Maps (Case No. WMPA22-0005), as set forth in Exhibit A-1 attached hereto, to become effective if and when the County has received a final determination that the amendment conforms to the Truckee Meadows Regional Plan.

ADOPTED this 12th day of July 2022, to be effective only as stated above.

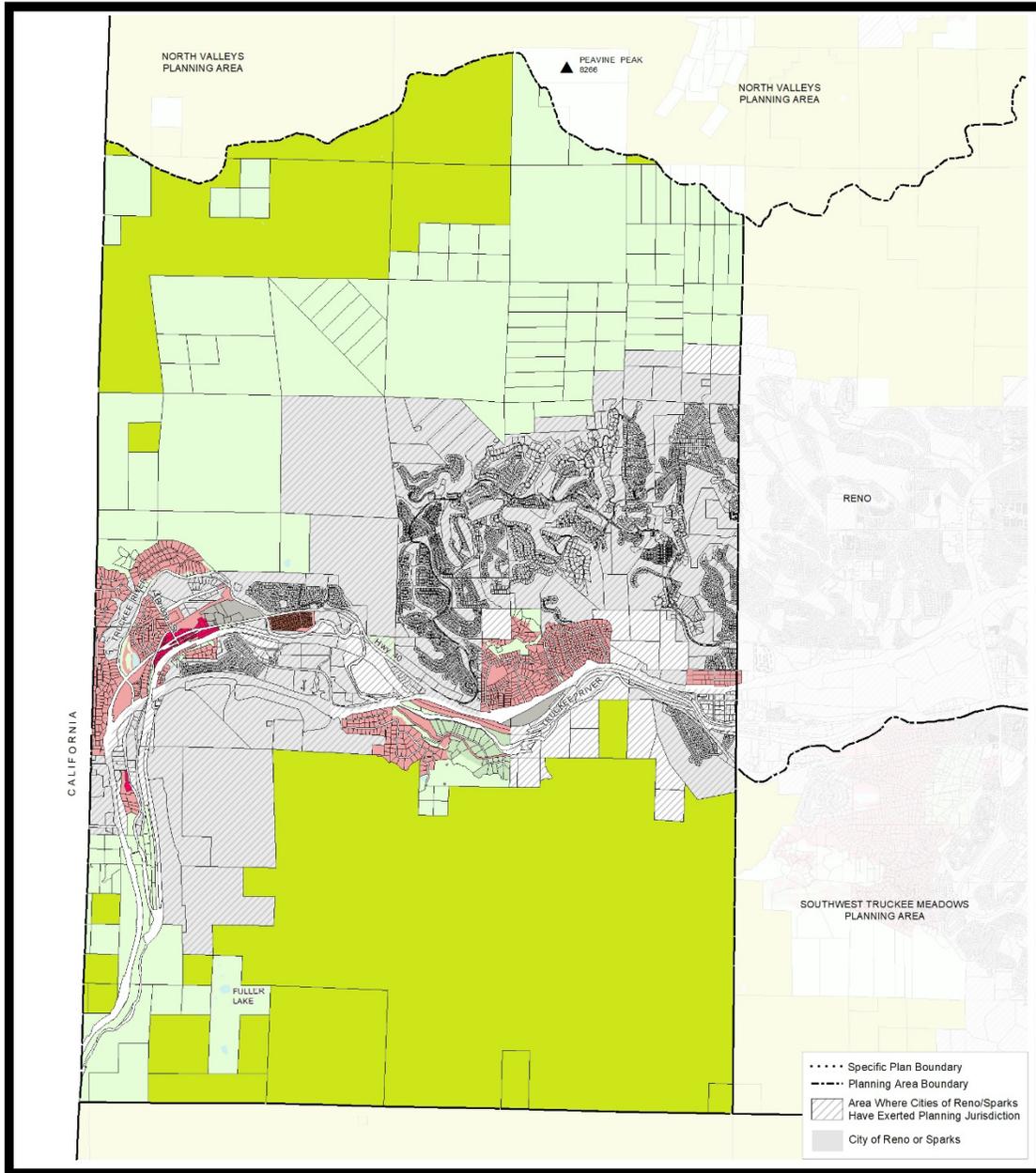
WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit A-1



VERDI MASTER PLAN MAP		<p>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 BUILDING DIVISION.</p> <p>Scale: 0 800 1,600 3,200 Feet</p> <p>Path: G:\workspace\wmpa22-0005\map\VERDI_MASTER_PLAN_MAP_0000000000.mxd</p>
<p>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 BUILDING DIVISION.</p> <p>DATE: _____ DIRECTOR: _____</p>		
<p>Planning and Building Division</p>		<p>Community Services Department</p>
<p>PC Date: May 2, 2022 IBCI Date: July 12, 2022 TMRPA Conformance Date:</p>		<p>WASHOE COUNTY NEVADA</p> <p>1001 E Ninth St Reno, Nevada 89512 (775) 328-3600</p>

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