City of Reno
ANNEXATION PROGRAM

2010 – 2017

Adopted by City Council - August 18, 2010
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CITY OF RENO
ANNEXATION PROGRAM 2010 – 2017

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Summary

This 2010-2017 City of Reno Annexation Program (Annexation Program) is prepared in compliance with Chapter 268 and 278 of the Nevada Revised Statutes, and identifies areas within the Sphere of Influence of the City of Reno, as shown in the 2007 Truckee Meadows Regional Plan (TMRP), to be considered for possible annexation into the City within the seven year period from 2010 – 2017. Map 1 identifies the current sphere of influence (SOI) for the City of Reno.

Provisions in this program do not apply to NRS 268.668. The portions of the Sphere of Influence that may be considered for annexation under this procedure are identified as "Tier 1 and 2 Annexation" on Map 2, "Potential Areas for Annexation – 7-Year Program."

This Annexation Program document identifies factors considered; areas within the SOI proposed for annexation; the timing of these annexations; and City policies regarding annexation. The discussion, objectives, policies, and Annexation Program Map will be used by the City of Reno and the Truckee Meadows Regional Planning Agency to provide guidance for decisions relating to annexations other than those occurring under NRS 268.670.
INTRODUCTION

The 2007 TMRP establishes a regional growth form through identification of the Truckee Meadows Service Area (TMSA), which designates areas where 99% of growth over the next 20 years may be located. Reno's share of the TMSA is referred to as its Sphere of Influence (SOI), which is land that the TMRP designates as appropriate for inclusion into the City of Reno.

The Annexation Program complies with the requirements of Nevada Revised Statutes Chapter 268 and is consistent with applicable maps and policies of the TMRP, including those related to regional form and pattern, resource management, and infrastructure and public service provision (as required by Regional Plan Policy 3.3.2). By law, where there exists an apparent conflict between the TMRP and State law, State law shall prevail.

Factors for Consideration in the Preparation of City Annexation Program

Consistent with NRS 268.625, the City must consider the following factors in preparation of a program of annexation:

(a) The location of property to be considered for annexation;
(b) The logical extension of city limits;
(c) The need for the expansion to accommodate planned regional growth;
(d) The location of existing and planned water and sewer service;
(e) Community goals that would be met by any proposed annexation;
(f) The efficient cost-effective provision of service areas and capital facilities; and;
(g) Any other factors concerning the proposed annexation deemed appropriate for consideration by the governing body of the city.
ANNEXATION PROGRAM GOALS AND POLICIES

Annexation Program Goals:

(1) Ensure that everyone who benefits from the services provided by the City shares the costs of providing those services.

(2) Create logical city limits and efficient service areas.

(3) Ensure the continued economic vitality of the City.

(4) Prevent the deterioration in quality of public services provided.

Annexation Program Policies:

Policy 1. The City should require an application for annexation of any property in the SOI, excluding those properties owned by governmental jurisdictions, when that property owner requests a Zone Change, Master Plan Amendment; Site Plan Review; Grading Permit; Final Plat, Parcel Map; Special Use Permit, or Building Permit that would create a new occupied civic, commercial, industrial, or residential structure.

Policy 2. The City should evaluate unincorporated islands for annexation feasibility when they meet the criteria set forth in NRS 268. Islands are shown on Map 2.

Policy 3. Annexation proceedings on properties with existing residential uses should require the consent of the property owner when located within an unincorporated island.

Policy 4. All annexations should be processed according to the Nevada Revised Statutes and City Code in effect at the time the annexation takes place.

Policy 5. The City of Reno recognizes the distinct character of different neighborhoods proposed for annexation. The City should maintain development standards appropriate for existing rural/suburban neighborhoods. Urban level standards should only be considered for these areas when supported by property owners and/or when urban level zoning is already in place.

Policy 6. The City should annually provide the Regional Planning Commission with a status report on its Annexation Program as part of its Annual Report required by NRS 278.0286.

Policy 7. The City of Reno Annexation Program should not be amended more than annually.
LAND USES AND DEVELOPMENT STANDARDS

Many of the properties on the periphery of the City are previously developed areas that are subject to development standards different than those of the City. The development standards for land uses in the unincorporated areas are intended to meet the needs of more suburban and rural locations, while the City's development standards are intended to meet the needs of urbanized areas with higher population densities.

Existing, legally established land uses should be allowed to continue upon annexation. Legally established land uses that do not conform to the City's zoning regulations should be "grandfathered" in. Additionally, the City should not require, as a result of annexation, further public improvements to be installed or constructed on sites developed prior to annexation, unless there is an overriding public health, safety, or similar requirement. Any further development on the site should meet all applicable City Codes.
ANNEXATION AND STATE LAW

Annexation of properties upon a petition of a majority, but not less than 100% of the property owners, or initiation of annexation by the City, is governed by the procedures laid out in NRS 268.100 through 268.668. Under these procedures, annexation is limited to the properties located within the SOI and included in the Annexation Program. When processing annexations under these procedures, the factors outlined in Chapter 18.04 of the Reno Municipal Code will be considered. In addition, NRS 268.646 lists the following six factors that must also be considered when processing annexations under NRS 268.100 through 268.668:

1. Population, population density, land area and land uses, per capita assessed valuation, topography, including natural boundaries and drainage basins, proximity to other populated areas, and the likelihood of significant growth in the area and in adjacent incorporated and unincorporated areas during the next 10 years.

2. The need for organized community services, the present cost and adequacy of governmental services and controls in the area, probable future needs for such services and controls, and the probable effect of the proposed formation and of alternative courses of action on the cost and adequacy of services and controls in the areas.

3. The effect of the proposed annexation and of alternative actions on adjacent areas, on mutual social and economic interests and on the local governmental structure of the county.

4. The effect of the proposed annexation and of alternative actions upon the availability and requirement of water and other natural resources throughout the affected area.

5. Any determination by the Bureau of Land Management that the territory proposed to be annexed is suitable for residential, commercial or industrial development, or will be opened to private acquisition.

6. The consistency of the annexation proposal with any applicable comprehensive regional plan, area plan or master plan and any program of annexation adopted and certified pursuant to NRS 268.625. (Added to NRS by 1967, 1622; A 1991, 1738)