

R19-023



WASHOE COUNTY COMMISSION

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

**RESOLUTION
ADOPTING AN AMENDMENT TO THE WARM SPRINGS
REGULATORY ZONE MAP (WRZA18-0006)**

WHEREAS, Winnemucca Holdings, LLC (owner) and Krater Consulting Group (applicant) applied to the Washoe County Planning Commission to amend the regulatory zone on three parcels [APN: 079-220-23 (± 244 -ac.); 079-220-26 (± 41.5 -ac.); 079-220-37 (± 803.2 -ac.)] from General Rural (GR) (maximum density one dwelling unit per 40 acres) to ± 935 ac. of Medium Density Rural (MDR) (maximum density one dwelling unit per 5 acres) and ± 153 ac. Open Space (OS) (no allowable density). These changes would potentially allow for up to 187 dwelling units, compared to the 27 dwelling units allowed by the current regulatory zone; and,

WHEREAS, On February 5, 2019, the Washoe County Planning Commission held a public hearing on the proposed amendment and denied Regulatory Zone Amendment Case No. WRZA18-0006; and,

WHEREAS, the applicant appealed that denial to the Washoe County Board of County Commissioners, which held a public hearing on the appeal on April 9, 2019; and,

WHEREAS, Based upon substantial evidence presented at the hearing and good cause appearing, the Washoe County Board of County Commissioners reversed the Planning Commission's denial and subsequently adopted the proposed Regulatory Zone Amendment, having made the following findings pursuant to Washoe County Code Section 110.821.35:

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. WMPA18-0006 by the Washoe County Commission and a subsequent favorable conformance review of that Master Plan Amendment by the Truckee Meadows Regional Planning authorities;

NOW THEREFORE BE IT RESOLVED,

That the Washoe County Board of County Commissioners does hereby ADOPT the amendment to the Warm Springs Regulatory Zone Map (Case No. WRZA18-0006), as set forth in Exhibit 1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA18-0006 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 9th day of April 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit 1, WRZA18-0006

