



WASHOE COUNTY COMMISSION

1001 E. 9th Street
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(775) 328-2005

**RESOLUTION
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN,
SPANISH SPRINGS AREA PLAN (WMPA17-0012)**

WHEREAS, the Board of County Commissioners voted unanimously on November 28, 2017 to initiate Master Plan Amendment Case No. WMPA17-0012 to amend the Washoe County Master Plan, Spanish Springs Area Plan to modify Policy SS.1.3(f), which currently limits the General Commercial (GC) regulatory zone to properties with a regulatory zone of GC prior to August 17, 2004;

WHEREAS, On February 6, 2018, the Washoe County Planning Commission adopted Master Plan Amendment Case No. WMPA17-0012 to remove the date limitation within Spanish Springs Area Plan Policy SS.1.3(f);

WHEREAS, this Board held a public hearing on April 10, 2018 and voted _____ to adopt the proposed amendment, having affirmed the Planning Commission's findings for approval;

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 of County Commissioners does hereby ADOPT the amendment to the Spanish Springs Area Plan (Case No. WMPA17-0012), as set forth in the Exhibit to the Resolution 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 10th day of April 2018, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Marsha Berkbigler, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit to the Resolution

SECTION 1. Within the Spanish Springs Area Plan, Policy SS.1.3 is hereby amended to read as follows, with deleted text identified in strikethrough (ex. ~~deleted text~~):

SS.1.3 The following Regulatory Zones are permitted within the Spanish Springs Suburban Character Management Area:

- a. High Density Rural (HDR – One unit per 2.5 acres).
- b. Low Density Suburban (LDS – One unit per acre).
- c. Medium Density Suburban (MDS – Three units per acre).
- d. High Density Suburban (HDS limited to the areas designated HDS prior to August 17, 2004)
- e. Neighborhood Commercial/Office (NC).
- f. General Commercial (GC)—~~GC limited to the areas designated GC prior to August 17, 2004.~~
- g. Industrial (I).
- h. Public/Semi-Public Facilities (PSP).
- i. Parks and Recreation (PR).
- j. General Rural (GR).
- k. Open Space (OS).
- l. Medium Density Rural (MDR – One unit per 5 acres).