

**WASHOE COUNTY COMMISSION**

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

RESOLUTION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,
TRUCKEE CANYON MASTER PLAN LAND USE MAP (WMPA24-0002) TO CHANGE
THE MASTER PLAN LAND USE DESIGNATION ON A 5.65-ACRE PARCEL (APN 084-
080-15) FROM RURAL (R) TO 3.45-ACRES INDUSTRIAL (I) AND 2.20-ACRES OPEN
SPACE (OS).**

WHEREAS, the Lockwood Development Group, LLC, applied to the Washoe County Planning Commission to amend the master plan designation on a 5.65-acre parcel (APN 084-080-15) from Rural (R) to 3.45 acres Industrial (I) and 2.20 acres Open Space (OS);

WHEREAS, on August 6, 2024, the Washoe County Planning Commission held a public hearing on the proposal and denied WRZA24-0002;

WHEREAS, Lockwood Development Group, LLC, appealed the Planning Commission's decision on August 6, 2024;

WHEREAS, upon holding a public hearing on October 22, 2024, this Board voted to adopt the proposed amendment, having made the following findings in accordance with Washoe County Code Section 110.820.15(d):

WCC 110.820.15(d):

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.

WHEREAS, in accordance with NRS 278.0282, before this adoption can become effective, this Board must submit this proposed amendment to the regional planning authorities 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 Truckee Canyon Master Plan Land Use Map (Case No. WMPA24-0002), 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 22nd day of October 2024, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Alexis Hill, Chair

ATTEST:

Janis Galassini
Washoe County Clerk

Exhibit A-1

