



WASHOE COUNTY COMMISSION

R18-047
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1001 E. 9th Street
P.O. Box 11130
Reno, Nevada 89520
(775) 328-2005

RESOLUTION

**ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN,
RENO-STEAD CORRIDOR JOINT PLAN, (CITY OF RENO PLANNING CASE NUMBER
LDC18-00026), AND RECOMMENDING ITS ADOPTION TO THE TRUCKEE MEADOWS
REGIONAL PLANNING AGENCY**

WHEREAS,

- A. In accordance with NRS 278.150, the Washoe County Master Plan was adopted by the Washoe County Planning Commission and the Washoe County Board of County Commissioners as a long-term general plan for the physical development of the County;
- B. In accordance with NRS 278.210 through 278.320 amendments to that plan are to be adopted by the Planning Commission who also makes certain recommendations to the Board of County Commissioners, and based on the recommendations of the Planning Commission, the Board of County Commissioners makes certain determinations and adopts such parts of the Master Plan as may practicably be applied to the development of the county for a reasonable period of time next ensuing (NRS 278.220);
- C. Master Plan Amendment, Case Number LDC18-00026, came before a joint meeting of the City of Reno Planning Commission and the Washoe County Planning Commission for a duly noticed public hearing on April 26, 2018;
- D. The planning commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed master plan amendments;
- E. The Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;
- F. The Washoe County Planning Commission believed it could not make at least three of the five findings to support adoption of the proposed Master Plan Amendment Case Number LDC18-00026, as set forth in NRS chapter 278 and Washoe County Code Chapter 110 (Development Code), Article 820:

Washoe County Code Section 110.820.15 (d) Master Plan Amendment Findings

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 Change Conditions. The proposed amendment 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 City and guides development of the City based on the projected population growth with the least amount of natural resource impairment and the efficient expenditure of funds for public services.
- G. The Washoe County Planning Commission denied the requested amendment by a vote of at least 2/3 of the total membership of the Washoe County Planning Commission;
- H. The Washoe County Board of Commissioners heard the matter on appeal from the Planning Commission's vote of denial at a public hearing held July 30, 2018, at a joint meeting with the Reno City Council and Washoe County Board of County Commissioners; and
- I. The Washoe County Board of Commissioners, after giving due consideration to the record including the hearing conducted before it on July 30, 2018, decided that the findings listed above could in fact be made and voted to approve the proposed amendment.

NOW THEREFORE BE IT RESOLVED,

That this Board of County Commissioners does hereby adopt by Resolution an amendment to the Reno-Stead Corridor Joint Plan, a part of the City of Reno Master Plan and the Washoe County Comprehensive Plan – North Valleys Area Plan, for a Master Plan amendment within the Special Planning Area/Reno Stead Corridor Joint Plan to re-designate ± 2.57 acres of Low Density Suburban/Rural Residential (2.5 – 1 acre lots) and ± 1.02 acres of Open Space to ± 2.73 acres of General Commercial and ± 0.86 acres of Open Space (APN 086-380-20 & -21).

ADOPTED on August 28, 2018, to be effective subject to a conformance determination by the Truckee Meadows Regional Planning Commission and the approval of an amendment to the Truckee Meadows Regional Plan.

WASHOE COUNTY BOARD OF COUNTY COMMISSIONERS

By: _____
Marsha Berkbiger, Chair

ATTEST:

Nancy Parent, County Clerk

EXHIBIT A FOR BCC RESOLUTION

