



WASHOE COUNTY COMMISSION

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

RESOLUTION ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN, SOUTH VALLEYS MASTER PLAN MAP (WMPA18-0009)

WHEREAS, the Washoe County Planning Commission adopted a resolution to approve a Master Plan Amendment on a ± 2.56 acre parcel to add a Rural (R) master plan category that was previously part of the Nevada State Department of Transportation (NDOT) right-of-way and currently has no assigned Master Plan Category; and,

WHEREAS, the property is located at 1015 US Highway 395 S and is also known as APN 046-051-49; and,

WHEREAS, on February 5, 2019, the Washoe County Planning Commission held a public hearing and approved the proposed amendment and adopted Planning Commission Resolution Number 19-08 adopting Amendment Case Number WMPA18-0009; and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment; and,

WHEREAS, upon holding a subsequent public hearing on April 23, 2019, this Board voted to adopt the proposed amendment, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15:

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. And;

South Valleys Area Plan Findings - Policy SV.29.1 & SV.29.3 (a part of the Master Plan)

SV.29.1

- a. The amendment will implement the Vision and Character Statement.
- b. The amendment conforms to all applicable policies of the South Valleys Area Plan for the type of application being considered; the Washoe County Master Plan as amended from

time to time; the Regional Water Management Plan as amended from time to time; and the policies of the Truckee Meadows Regional Plan applicable to the amendment under consideration.

- c. The amendment will not conflict with or diminish the public's health, safety or welfare, including possible effects upon water quality and quantity.

SV.29.3

- a. At the time of a land use change application submittal, a study shall be submitted, which has been paid for by the applicant, relative to municipal water, sewer and storm water improvements that clearly identifies the impacts that may accompany such a land use change, and that such needed improvements have been determined to be in substantial compliance with all applicable existing facilities and resource plans for the South Valleys by the Department of Water Resources. For amendments that propose intensified commercial land use, the scale of the intended use has been shown to be consistent with the desired development and vitality of the community, as outlined in the Character Statement and Goal One of the Area Plan.
- b. Washoe County will work to communicate to the providers for transportation, water resources, schools and parks the community's needs as reflected in this plan.
- c. Any existing development in the South Valleys planning area which is subject to the conditions of a discretionary permit shall continue to comply with all applicable conditions of the discretionary permit during the term of the permit and shall be allowed to continue operation of its permitted activities as approved under the discretionary permit process.

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 the Washoe County Board of County Commissioners does hereby ADOPT the amendment to the South Valleys Master Plan Map (Case No. WMPA18-0009), 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 23rd day of April 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Vaughn Hartung, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit A-1

