



**RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION**

**INITIATING AND RECOMMENDING APPROVAL OF ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTH VALLEYS AREA PLAN, MASTER PLAN MAP (WMPA18-0009), AND RECOMMENDING ITS ADOPTION TO THE BOARD OF COUNTY COMMISSIONERS**

Resolution Number 19-08

Whereas, Master Plan Amendment Case Number WMPA18-0009 came before the Washoe County Planning Commission for a duly noticed public hearing on February 5, 2019; and

Whereas, the Washoe County Planning Commission heard public comment and input from both staff and the public regarding the proposed master plan amendments; and

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed master plan amendments;

Whereas, the Washoe County Planning Commission has made the following findings necessary to support initiation and adoption of the proposed Master Plan Amendment Case Number WMPA18-0009, 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 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.

### South Valleys Area Plan Required Findings

- SV.29.1 In order for the Washoe County Planning Commission to recommend the approval of an amendment to the South Valleys Area Plan, the following findings must be made:
- 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.

Now, therefore, be it resolved that pursuant to NRS 278.210(3):

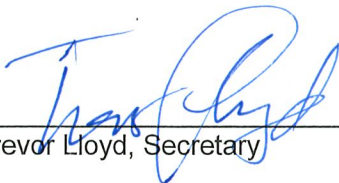
- (1) Subject to adoption by the Washoe County Board of County Commissioners and a finding of conformance with the Truckee Meadows Regional Plan, the Washoe County Planning Commission does hereby adopt Master Plan Amendment Case Number WMPA18-0009, comprised of the map as included at Exhibit A to this resolution, descriptive matter and other matter intended to constitute the amendments as submitted at the public hearing noted above; and,
- (2) To the extent allowed by law, this approval is subject to the conditions adopted by the Planning Commission at the public hearing noted above.

A certified copy of this resolution shall be submitted to the Washoe County Board of County Commissioners and any appropriate reviewing agencies in accordance with NRS 278.220.

ADOPTED on February 5, 2019

WASHOE COUNTY PLANNING COMMISSION

ATTEST:

  
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Trevor Lloyd, Secretary

  
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Sarah Chvilicek, Chair

Attachment: Exhibit A – South Valley Area Plan Master Plan Map

# Exhibit A, WMPA18-0009

