



RESOLUTION OF THE WASHOE COUNTY PLANNING COMMISSION
RECOMMENDING ADOPTION OF REGULATORY ZONE AMENDMENT CASE NUMBER
WRZA19-0001 AND THE NORTH VALLEYS AREA PLAN REGULATORY ZONE MAP

Resolution Number 19-14

Whereas, Regulatory Zone Amendment, Case Number WRZA19-0001, 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 May 7, 2019; and,

Whereas, the Planning Commissions heard public comment and input from both staff and the public, as well as the applicant, regarding the proposed Regulatory Zone Amendment; and,

Whereas, the Washoe County Planning Commission gave reasoned consideration to the information it received regarding the proposed Regulatory Zone Amendment; and,

Whereas, the proposed Regulatory Zone Amendment shall be recommended for adoption pending adoption of proposed Regulatory Zone Amendment Case Number WRZA19-0001 by the Washoe County Planning Commission; and,

Whereas, the applicant shall remove the existing manufactured home on the parcel within ninety (90) days of regional finding the Regulatory Zone Amendment Case Number WRZA19-0001 in conformance; this amendment will not take effect until the residence is removed; and,

Whereas, the Washoe County Planning Commission has made the findings, pursuant to NRS Chapter 278 and WCC110.821.15 (d), necessary to support adoption of this proposed Regulatory Zone Amendment as follows:

1. Consistency with Master Plan. The proposed amendment is in substantial compliance with the policies and action programs of the Master Plan and the Regulatory Zone Map.
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 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 amendment.
5. Master Plan Policies and Action Programs. The proposed amendment will not adversely affect the implementation of the policies and action programs of the Washoe County Master Plan.

6. 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.
7. Effect on a Military Installation. The proposed amendment will not affect the location, purpose and mission of a military installation.

Now, therefore, be it resolved that pursuant to NRS 278.250 and NRS 278.260:

- (1) Subject to approval 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 recommend adoption of Regulatory Zone Amendment Case Number WRZA19-0001, 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.

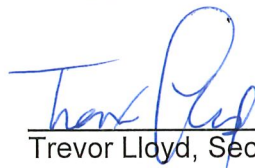
ADOPTED on May 7, 2019

WASHOE COUNTY PLANNING COMMISSION



Sarah Chvilicek, Chair

ATTEST:



Trevor Lloyd, Secretary

Attachment: Exhibit A – North Valleys Regulatory Zone Map

