



**WASHOE COUNTY COMMISSION**

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

**RESOLUTION  
ADOPTING AN AMENDMENT TO THE WASHOE COUNTY MASTER PLAN,  
FOREST MASTER PLAN MAP (WMPA19-0004)**

WHEREAS, Washoe County is requesting approval of Master Plan Amendment Case No. WMPA19-0004 to change the master plan category on five (5) parcels (APNs 046-151-05, 046-153-08, 046-153-09, 046-153-10, and 046-161-09) totaling,  $\pm 8.34$  acres, from Open Space (OS) to Suburban Residential (SR) in the Forest Area Plan, a component of the Washoe County Master Plan; and

WHEREAS, on October 1, 2019, the Washoe County Planning Commission held a public hearing on the proposed amendment, adopted Master Plan Amendment Case No. WMPA19-0004, authorized the Planning Commission Chair to sign Resolution Number 19-20 to that effect, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendment; and

WHEREAS, upon holding a subsequent public hearing on December 10, 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.

Forest Area Plan Finding – Goal Twenty-two. Amendments to the Forest Area Plan will be for the purpose of further implementing the Vision and Character Statement, or to respond to new or changing circumstances. Amendments will conform to the Forest Vision and Character Statement. Amendments will be reviewed against a set of criteria and thresholds that are measures of the impact on, or progress toward, the Vision and Character Statement. And;

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 this Board does hereby ADOPT the amendment to the Forest Area Master Plan Map (Case No. WMPA19-0004), 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 10th day of December 2019, to be effective only as stated above.

WASHOE COUNTY COMMISSION

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Vaughn Hartung, Chair

ATTEST:

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Nancy Parent, County Clerk

Exhibit A-1: WMPA19-0004

