



WASHOE COUNTY COMMISSION

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

**RESOLUTION
ADOPTING AN AMENDMENT TO THE SOUTHWEST TRUCKEE MEADOWS
REGULATORY ZONE MAP (WRZA20-0003)**

WHEREAS, Reno Christian Fellowship, Inc. (applicant & owner) applied to the Washoe County Planning Commission to amend the Southwest Truckee Meadows Regulatory Zone Map, a component of the Southwest Truckee Meadows Area Plan, to change the regulatory zone for 3 parcels (APN: 049-153-10, 11 & 12) totaling 12.55 acres from Low Density Suburban (LDS) (1 dwelling unit/acre maximum) to Medium Density Suburban (MDS) (3 dwelling units/acre maximum) in the Southwest Truckee Meadows Area Plan;

WHEREAS, On April 20, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment and denied Regulatory Zone Amendment Case No. WRZA20-0003;

WHEREAS, Upon holding a subsequent public hearing on July 21, 2020, this Board voted to reverse the Planning Commission's decision and adopt the proposed amendment, having affirmed the following findings, pursuant to Washoe County Code Section 110.821.35:

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 not result in land uses which are incompatible with (existing or planned) adjacent land uses, and will not adversely impact the public health, safety or welfare.
3. Response to Changed Conditions; more desirable use. 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 amendment.
5. No Adverse Effects. 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.

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the Southwest Truckee Meadows Regulatory Zone Map (Case No. WRZA20-0003), as set forth in Exhibit B-1 attached hereto.

Regulatory Zone Amendment
WRZA20-0003 Reno Christian Fellowship
Page 2 of 3

ADOPTED this 21st day of July 2020, to be effective only as stated above.

WASHOE COUNTY COMMISSION

Bob Lucey, Chair

ATTEST:

Nancy Parent, County Clerk

Exhibit B-1: WRZA20-0003

