



WASHOE COUNTY COMMISSION

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

RESOLUTION
ADOPTING AN AMENDMENT TO THE TAHOE AREA
REGULATORY ZONE MAP (WRZA19-0007)

WHEREAS, the Washoe County Planning Commission adopted a resolution to approve **Regulatory Zone Amendment Case Number WRZA19-0007 (Tahoe Regulatory Zone Map)**, subject to final approval of the associated Master Plan amendment (WMPA19-0007) and a finding of conformance with the 2012 Tahoe Regional Plan, to amend the Tahoe area Regulatory Zone map in order to adopt the Tahoe Regional Planning Agency's Regulatory Zone boundaries; and,

WHEREAS, On February 4, 2020, the Washoe County Planning Commission held a public hearing on the proposed amendment and recommended that the Washoe County Board of County Commissioners adopt Regulatory Zone Amendment Case No. WRZA19-0007, Planning Commission Resolution Number 20-07; and,

WHEREAS, upon holding a subsequent public hearing on January 26, 2021, this Board voted to adopt the proposed amendment, having affirmed the following findings as made by the Planning Commission, 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. And;

Regulatory Zone Amendment
WRZA19-0007 Tahoe Area Regulatory Zone Map
Page 2 of 3

WHEREAS, This action will become effective upon a favorable conformance review of the accompanying Master Plan Amendment (WMPA19-0007 Tahoe Area Master Plan) by the Tahoe Regional Planning authorities;

NOW THEREFORE BE IT RESOLVED,

That the Washoe County Board of County Commissioners does hereby ADOPT the amendment to the Tahoe Regulatory Zone Map (Case No. WRZA19-0007), as set forth in Exhibit B-1 attached hereto, to become effective if and when the County has received a final determination that Master Plan Amendment Case No. WMPA19-0007 conforms to the Tahoe Regional Plan.

ADOPTED this 26th day of January 2021, to be effective only as stated above.

WASHOE COUNTY COMMISSION:

Bob Lucey, Chair

ATTEST:

Janis Galassini, County Clerk

EXHIBIT B-1