WASHOE COUNTY COMMISSION

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

RESOLUTION
ADOPTING AN AMENDMENT TO THE SOUTH VALLEYS REGULATORY ZONE MAP, CHANGING THE REGULATORY ZONE FROM GENERAL RURAL (GR) TO MEDIUM DENSITY RURAL (MDR) ON ONE PARCEL TOTALING 17.65 ACRES (APN 046-042-06) (WRZA23-0007)

WHEREAS, the Elizabeth G. O'Connor Trust (owners) applied to the Washoe County Planning Commission to change the regulatory zone from General Rural (GR) to Medium Density Rural (MDR) on one parcel totaling 17.65 acres (APN 046-042-06);

WHEREAS, on February 6, 2024, 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. WRZA23-0007;

WHEREAS, Upon holding a subsequent public hearing on April 16, 2024, this Board voted to adopt the proposed amendments, having affirmed the following findings as made by the Planning Commission, pursuant to Washoe County Code Section 110.821.15(d):

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.

7. Effect on a Military Installation When a Military Installation is Required to be Noticed. The proposed amendment will not affect the location, purpose and mission of the military installation. And;

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WHEREAS, this action will become effective after the adoption of Master Plan Amendment Case No. WMPA23-0005 by this Board and a subsequent favorable conformance review of that Master Plan Amendment with the Truckee Meadows Regional Plan by regional planning authorities;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendment to the South Valleys Regulatory Zone Map (Case No. WRZA23-0007), 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. WMPA23-0005 conforms to the Truckee Meadows Regional Plan.

ADOPTED this 16th day of April 2024, to be effective only as stated above.

WASHOE COUNTY COMMISSION

_____
Alexis Hill, Chair

ATTEST:

_____
Janis Galassini, County Clerk

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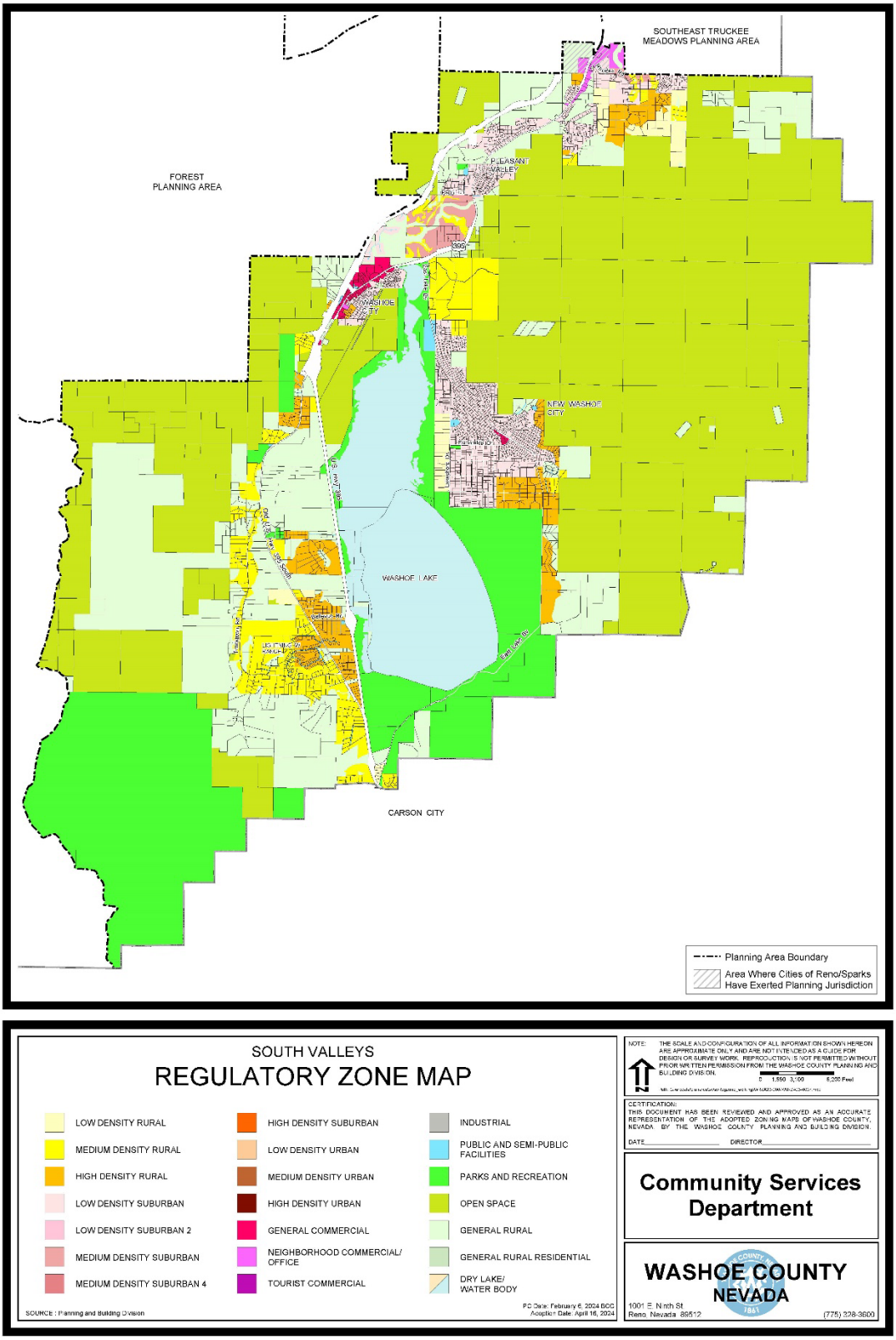

Exhibit B-1 WRZA23-0007