WASHOE COUNTY COMMISSION

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

RESOLUTION
ADOPTING AMENDMENTS TO THE WASHOE COUNTY MASTER PLAN, SOUTH VALLEYS PLANNING AREA, MASTER PLAN MAP TO CHANGE THE MASTER PLAN LAND USE DESIGNATION FROM RURAL TO RURAL RESIDENTIAL ON ONE PARCEL TOTALING 17.65 ACRES (APN 046-042-06)
(WMPA23-0005)

WHEREAS, the Elizabeth G. O'Connor Trust (owners) applied to the Washoe County Planning Commission to change the master plan land use designation for one parcel from rural to rural residential 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 amendments, adopted Master Plan Amendment Case No. WMPA23-0005, and recommended that the Washoe County Board of County Commissioners adopt the proposed amendments;

WHEREAS, upon holding a subsequent public hearing on April 16, 2024, this Board voted to adopt the proposed amendments, having affirmed the following findings made by the Planning Commission in accordance with Washoe County Code Section 110.820.15(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 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.

WHEREAS, Under NRS 278.0282, before this adoption can become effective, this Board must submit these proposed amendments to the Regional Planning Commission and receive a final determination that the proposed amendments conform with the Truckee Meadows Regional Plan;

NOW THEREFORE BE IT RESOLVED,

That this Board does hereby ADOPT the amendments to the South Valleys Planning Area, Master Plan Map (Case No. WMPA23-0005), as set forth in Exhibit A-1 attached hereto, to become

effective if and when the County has received a final determination that the amendments conform 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

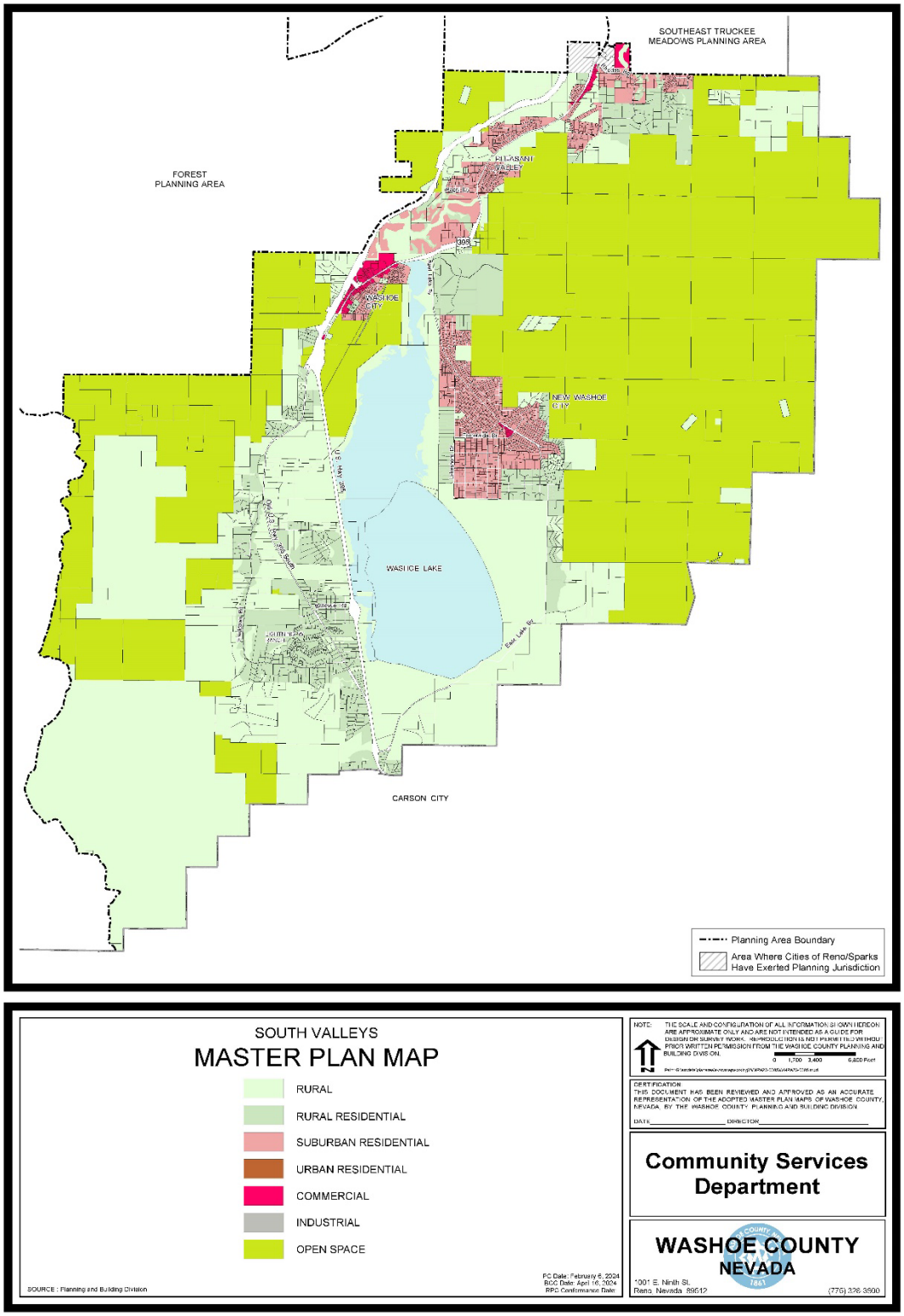

Exhibit A-1 WMPA23-0005