WASHOE COUNTY COMMISSION

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

RESOLUTION
ADOPTING AN AMENDMENT TO THE TRUCKEE CANYON REGULATORY ZONE MAP, CHANGING THE REGULATORY ZONE FOR TWO PARCELS (APNS: 079-230-01 & 03) FROM GENERAL RURAL (GR) TO NEIGHBORHOOD COMMERCIAL (NC); THREE PARCELS (APNS: 079-230-04, 07 & 11) FROM SPECIFIC PLAN (SP) TO NEIGHBORHOOD COMMERCIAL (NC); AND TO ASSIGN A REGULATORY ZONE OF NEIGHBORHOOD COMMERCIAL (NC) TO TWO PARCELS WITHOUT ANY REGULATORY ZONE DESIGNATION (APNS: 079-230-02 & 06) (WRZA23-0003); AND TO SUNSET THE CROSBY LODGE SPECIFIC PLAN WHICH WAS APPROVED UNDER REGULATORY ZONE AMENDMENT CASE NUMBER RZA10-002.

WHEREAS, Washoe County applied to the Washoe County Planning Commission on behalf of Shawn Murphy and Pyramid Arrowhead RV LLC (owners) to change the regulatory zone for two parcels (APNs: 079-230-01 & 03) from General Rural (GR) to Neighborhood Commercial (NC); on behalf of Pyramid Lake Paiute Tribe and JGFP Group LLC (owners) to change the regulatory zone on three parcels (APNs: 079-230-04, 07 & 11) from Specific Plan (SP) to Neighborhood Commercial (NC); and on behalf of Dillon Brown and Pyramid Arrowhead RV LLC (owners) to assign a regulatory zone of Neighborhood Commercial (NC) to two parcels without any regulatory zone designation (APNs: 079-230-02 & 06) in the Truckee Canyon Area Plan;

WHEREAS, On January 2, 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. WRZA23-0003;

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. And;

WHEREAS, This action will become effective after the adoption of Master Plan Amendment Case No. WMPA23-0003 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 Truckee Canyon Regulatory Zone Map (Case No. WRZA23-0003), 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. WMPA23-0003 conforms to the Truckee Meadows Regional Plan; and this Board does hereby sunset the Crosby Lodge Specific Plan which was approved under Regulatory Zone Amendment Case Number RZA10-002.

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

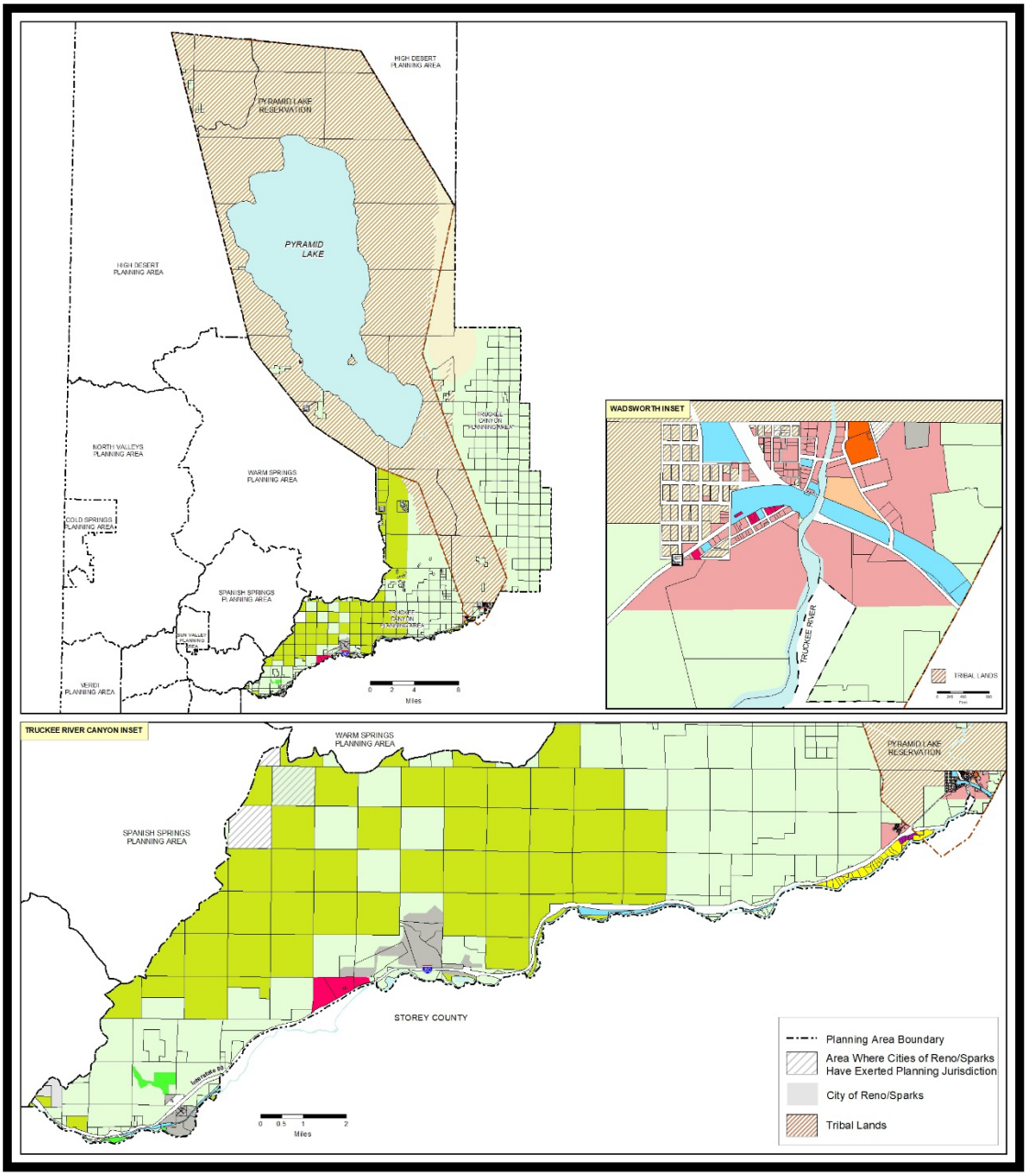
WASHOE COUNTY COMMISSION

_____
Alexis Hill, Chair

ATTEST:

_____
Janis Galassini, County Clerk

Exhibit B-1 - Truckee Canyon Area Plan Regulatory Zone Map



TRUCKEE CANYON
REGULATORY ZONE MAP

LOW DENSITY RURAL	HIGH DENSITY SUBURBAN	INDUSTRIAL
MEDIUM DENSITY RURAL	LOW DENSITY URBAN	PUBLIC AND SEMI-PUBLIC FACILITIES
HIGH DENSITY RURAL	MEDIUM DENSITY URBAN	PARKS AND RECREATION
LOW DENSITY SUBURBAN	HIGH DENSITY URBAN	OPEN SPACE
LOW DENSITY SUBURBAN 2	GENERAL COMMERCIAL	GENERAL RURAL
MEDIUM DENSITY SUBURBAN	NEIGHBORHOOD COMMERCIAL/ OFFICE	GENERAL RURAL AGRICULTURAL
MEDIUM DENSITY SUBURBAN 4	TOURIST COMMERCIAL	DRY LAKE/ WATER BODY

Planning and Building Division

PC Date : January 2, 2024
BCC Date : April 16, 2024

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CERTIFICATION:
THIS DOCUMENT HAS BEEN REVIEWED AND APPROVED AS AN ACCURATE REPRESENTATION OF THE ADOPTED ZONING MAPS OF WASHOE COUNTY, NEVADA, BY THE WASHOE COUNTY PLANNING AND BUILDING DIVISION.

DATE_____ DIRECTOR_____

Community Services Department

WASHOE COUNTY
NEVADA

1001 E Ninth St
Reno, Nevada 89512

(775) 328-3600